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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 9, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, January 9, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Acting Secretary
Acting Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

The visitor cards were read by the Acting Secretary:

Joe Lejarza, San Francisco Redevelopment Agency
John E. Rogers, Housing Coordinator, Department of Social Services
Linda Gibson, League of Women Voters
Sarah Williams, Alice Griffith
Ethel McCarrell, PHTA, Hunters View
Larry Liebert, San Francisco Chronicle
Donald Canter, San Francisco Examiner

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the Minutes of the Special Commission Meeting of November 26, 1974, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

None

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned wi .1 routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

None

9. NEW BUSINESS:

TARGET PROJECTS PROGRAM: Acting Secretary referenced a December 27th memorandum which had been sent to all Commissioners wherein it was explained that the San Francisco Housing Authority was one among 88 LHA's selected to participate in a $35 Million Second Phase Target Project Program. The San Francisco Housing Authority's participation is contingent upon a mutual agreement between the Authority and the City and County of San Francisco to apply for the funds specified for San Francisco ($1,155,000) and upon certain conditions as outlined by HUD and as contained in the following resolution. Because of severe time constraints (a December 31st deadline for submitting Part A of the application for funds), a telephone poll of the Commissioners was conducted on December 30 to secure approval to participate in the program. Unanimous approval was granted at that time. Acting Secretary stated the Part A Application contained a letter from the Mayor to HUD confirming the City's desire to participate in the project and its pledge to support the program by using City resources to supply municipal services to the candidate project areas. Ratification of the amended resolution (Page 4, Paragraph 3 of the resolution) is now in order.

Commissioner Boswell stated it was his understanding that the resolution would affirm the Commission's approval to participate in principle only and would not bind the Commission to approve the Part A Application itself, a 150-page document which had been presented to the Commissioners this date. Acting Secretary explained to the Commissioner that the resolution is a condition of participation, and, further, that the resolution is actually a part of the Part A Application which was forwarded to HUD on December 31st after the unanimous approval to do so was granted by the Commissioners on December 30. Counsel Sullivan explained to the Commissioner that the Part A Application is a general outline which sets forth how and where TPP funds would be used and that the Part B Application would greatly expand Part A.

Chairman Evankovich stated that in the Finance Committee review of the Target Project Program it was brought out that the resolution before the Commissioners was the enabling legislation to admit the San Francisco Housing Authority into the program.

Following Resolution was introduced by Commissioner Boswell:

RESOLUTION NO. 1954
* * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S DESIRE TO PARTICIPATE IN A TARGET PROJECTS PROGRAM FOR THE CANDIDATE PROJECT AREAS AS FUNDED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

RESOLUTION NO. 1954
* * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S DESIRE TO PARTICIPATE IN A TARGET PROJECTS PROGRAM FOR THE CANDIDATE PROJECT AREAS AS FUNDED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

WHEREAS, the San Francisco Housing Authority Commission has been notified by letter dated December 18, 1974 from the Office of the Assistant Secretary for Housing Management of the Department of Housing and Urban Development (hereinafter referred to as HUD) that the San Francisco Housing Authority (hereinafter referred to as SFHA) has been selected by HUD as a candidate for participation in a Target Projects Program (hereinafter referred to as TPP) based on recommendations from the Area and Regional Offices.

WHEREAS, it is the declared policy of the SFHA Board of Commissioners that the SFHA wishes to participate in the TPP in the candidate project areas and that the Board formally approves the Part A Application and agrees to the following stipulations:

I. That, if the SFHA's Part A Application is approved by HUD, that the SFHA will submit a Part B Application in accordance with the procedures prescribed by HUD, and will use its best efforts to assure that the Part B Application will be mutually acceptable to both the SFHA and HUD.

II. That, if both the SFHA's Part A and Part B Applications are approved by HUD, in whole or in part, in a manner which is mutually acceptable to both the SFHA and HUD, the SFHA will, as a precondition to the payment of TPP funds by HUD, comply with all policies, procedures, and requirements prescribed by HUD for the program.

III. That, in the SFHA's best judgment, the tasks proposed for TPP funding in the SFHA's Part A Application comply with HUD's criteria for the TPP and will effect substantial improvements in the physical and non-physical aspects of the candidate project areas; and that those tasks are consistent with the SFHA's other plans regarding the candidate project areas, including those to be financed out of existing and proposed funding from sources other than TPP funds,

such as operating subsidy formula levels and Modernization funds, so that all such tasks will constitute a well-coordinated effort to improve the physical and non-physical aspects of the candidate project areas.

IV. That the TPP funds requested in the SFHA's Part A Application represent the SFHA's best estimate at the present time of the actual funds which will be required for such purposes, over and above all other funds which will be, or may reasonably be expected to become available.

V. That the estimate of Modernization needs (including tasks and funding estimates) set forth in the Part A Application represents the SFHA's best estimate at the present time of such needs, including the extent these needs can be met out of Modernization funds which have already been obligated to the SFHA, the TPP funds requested in the SFHA's Part A Application and any operating funds (including operating subsidy formula levels).

VI. That the SFHA understands that additional Modernization funds are nevertheless not available at the present time, and will not be obligated by HUD on the basis of the Part A Application; but that the estimate of Modernization needs listed in the Part A Application will be helpful to HUD in addressing the overall needs for the project.

VII. That the SFHA understands that any TPP funds which may be available for the candidate project areas will be for the purpose of effecting improvements, over and above the present condition and operations of the project and any measures which can reasonably be carried out without the use of such funds; that the SFHA will therefore maintain at least its present level of support for the projects (in terms of both quantitative and qualitative standards) out of funds other than TPP funds; and will use its best efforts to effect greater economy and efficiency in the use of such other funds.

VIII. That the SFHA will make every effort to obtain the local government services and support described in the outline of such services and support included in the Part A Application, and to obtain maximum additional services and support from the state government and community organizations; and that the SFHA understands that its failure to obtain the local government services and support described in the Part A Application may result in withdrawal of the commitment of funds by HUD.

IX. That the SFHA will make appropriate staff changes, in those cases where ineffective or inadequate personnel are responsible for deficiencies in the operation of the candidate project areas.

X. That the SFHA will enforce the provisions of the tenants' leases (including but not limited to rent collection and prohibition of disruptive conduct).

XI. That the SFHA and Public Housing Tenants Association (hereinafter referred to as PHTA) have instituted Grievance Procedures as prescribed by HUD regulations.

XII. That the SFHA and PHTA believe that the local municipal or judicial authorities will cooperate fully in its efforts to enforce the provisions of tenants' leases.

XIII. That the SFHA will observe the procedures to be prescribed by HUD for budgeting, accounting and fiscal reporting with regard to advancement or payment of TPP funds.

XIV. That the SFHA will diligently monitor and evaluate its TPP, in accordance with procedures to be prescribed by HUD, and will comply with further procedures to be prescribed by HUD for reports and inspections designed to enable HUD to monitor and evaluate the program.

XV. That the SFHA understands and will comply with all applicable Civil Rights Laws, HUD requirements pursuant to these laws and Section 3 of the Housing and Urban Development Act of 1968.

XVI. That the SFHA through its Memorandum of Understanding with PHTA will involve residents in the planning, implementation, and evaluation of the Target Projects Program.

XVII. That the TPP funds will be held separate and apart from the SFHA's regular operating funds, as an augmentation to the operating reserve; and that the SFHA will disburse and use such funds only for the TPP tasks to be approved by HUD, in strict accordance with funding control procedures to be prescribed by HUD.

XVIII. That the SFHA understands and agrees that, if HUD at any time determines that the SFHA is not satisfactorily performing its undertakings under the TPP, then HUD may, in its sole discretion, reduce or terminate further

funding of the program; and in such case the remaining TPP funds will be disposed of in one of the following ways, as directed by HUD; (1) retained by the SFHA for credit to its regular operating budget, in which case HUD will reduce operating subsidy payments otherwise due the SFHA by the same amount, or (2) remitted to HUD to be applied to reduce the debt service contribution to the SFHA. The SFHA further agrees to abide by the further rules and procedures to be prescribed by HUD in regard to such reduction or termination of TPP funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the San Francisco Housing Authority Commission desires to participate in the Target Projects Program with respect to the candidate project areas and formally approves the Part A Application herein set forth and agrees to the stipulations incorporated in this Resolution and Part A Application attached hereto.

That since the TPP concept involves additional operating subsidies for so-called "software" items, and modernization funds for major rehabilitation and physical improvement needs of the assigned target projects area, and since HUD to date has only advised of an amount to cover the additional operating subsidies for "software" items, the submission of the Part "A" application is conditioned on the assumption that HUD final approval of both Part "A" and Part "B" applications for TPP, will assure SFHA that additional modernization funds will be available as needed to cover the major rehabilitation and physical improvement needs of the TPP projects.

That the San Francisco Housing Authority Commission formally requests approval of this application from the Office of the Assistant Secretary for Housing Management of HUD.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Ergina seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Chairman Evankovich	NAYS:	None
	Vice Chairman Byrnes		
	Commissioner Boswell	EXCUSED:	Commissioner Walter
	Commissioner Ergina		
	Commissioner Wallace		
	Commissioner Helpman		

Chairman declared said motion carried.

Commissioner Boswell requested a session following the Commission meeting to be further briefed.

MODERNIZATION:

Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1955

* * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF SOLID CORE WOOD DOORS FOR THE MODERNIZATION OF YERBA BUENA PLAZA WEST, CAL 1-18(2)

* *

RESOLUTION NO. 1955

* * * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF SOLID CORE WOOD DOORS FOR THE MODERNIZATION OF YERBA BUENA PLAZA WEST, CAL 1-18(2)

* * * * * * * * * * * \

Commissioner Ergina moved that the foregoing Resolution be adopted. Vice Chairman Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Chairman Evankovich	NAYS:	None
	Vice Chairman Byrnes		
	Commissioner Boswell	EXCUSED:	Commissioner Walter
	Commissioner Ergina		
	Commissioner Wallace		
	Commissioner Helpman		

Chairman declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1956
* * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF FINISH HARDWARE FOR THE MODERNIZATION OF YERBA BUENA PLAZA WEST, CAL 1-18(2)
* *

RESOLUTION NO. 1956

* * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF FINISH HARDWARE FOR THE MODERNIZATION OF YERBA BUENA PLAZA WEST, CAL 1-18(2)

* *

WHEREAS, on November 19, 1974, the Housing Authority of the City and County of San Francisco advertised for bids for the furnishing of Finish Hardware for CAL 1-18(2), Yerba Buena Plaza West; and

WHEREAS, on December 3, 1974, the following listed bids were received, publicly opened in accordance with prior advertisement, and read aloud;

NAME OF BIDDER	TOTAL PRICE
A. W. Pike Company	$ 20,564.76
Minton Company	$ 21,015.00
E. M. Hundley Hardware Company	$ 21,491.36
Portola Hardware & Appliance	$ 21,581.22
California Builders Hardware Co.	$ 21,713.00
Baker & Hamilton	$ 21,896.16
C. Markus Hardware	$ 22,413.20
Polk/Pacific Building Supply	$ 23,575.48

WHEREAS, after review of the latest Modernization Budget, it has been determined that the low bid received is within the approved budget:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the furnishing of Finish Hardware for the Modernization of Yerba Buena Plaza West be awarded to the A. W. Pike Company.

II. This notice shall not constitute notice to the Supplier of the award of the Contract and no award shall be effective until the Supplier is given written notice thereof.

III. In accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Contract with A. W. Pike Company on behalf of this Authority.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Chairman Evankovich Vice Chairman Byrnes Commissioner Boswell Commissioner Ergina Commissioner Wallace Commissioner Helpman	NAYS:	None
		EXCUSED:	Commissioner Walter

Chairman declared said motion carried.

TRAVEL: Telephone poll of the Commission was aken on December 30, 1974, authorizing travel to Washington, D. C. Ratification is now in order.

Following Resolution introduced by Vice Chairman Byrnes.

RESOLUTION NO. 1957
* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C. TO ATTEND AN EMERGENCY SESSION OF THE NAHRO STEERING COMMITTEE JANUARY 5 THROUGH 7, 1975
* *

RESOLUTION NO. 1957

* * * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C. TO ATTEND AN EMERGENCY SESSION OF THE NAHRO STEERING COMMITTEE JANUARY 5 THROUGH 7, 1975

* *

WHEREAS, the National Association of Housing and Redevelopment Officials' Steering Committee did hold an Emergency Session in Washington, D.C. on January 5 through 7, 1975; and

WHEREAS, the Executive Director is a member of the NAHRO Steering Committee; and

WHEREAS, this Authority deemed that the attendance of the Executive Director at the NAHRO Steering Committee's Emergency Session on January 5 through 7, 1975, held in Washington, D.C. was essential to the conduct of its low-rent operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director's travel to Washington, D.C. on January 5 through 7, 1975, to attend the Emergency Session of the NAHRO Steering Committee be ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification shall become effective immediately.

Commissioner Boswell noted that the telephone poll of the Commissioners was done in the spirit of the new Emergency Travel Committee. Vice Chairman Byrnes moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Chairman Evankovich	NAYS:	None
	Vice Chairman Byrnes		
	Commissioner Boswell	EXCUSED:	Commissioner Walter
	Commissioner Ergina		
	Commissioner Wallace		
	Commissioner Helpman		

Chairman declared said motion carried.

CONSTRUCTION: Acting Secretary stated the Commission, on August 8, 1974 via Resolution No. 1935, had awarded a subcontract to a firm which failed to produce a performance bond and that the Commission was being asked to rescind that prior award and award the subcontract to the second lowest bidder, which bid was still within the budget for the stucco work to be done at the Hunters View Multi-Purpose Center.

A discussion among the Commissioners and Staff followed wherein it was brought out that the original firm had been given ample time, more than the usual 30-45 days, to produce the bond, that repeated attempts had been made by Staff to secure the bond and that the second lowest bidder had assured Staff of its ability to produce a performance bond. Chief of Project Development stated that there would be a slight delay in the completion of the Multi-Purpose Center because of this situation but that the Center would probably be completed within a months' time and certainly no more than two months. Counsel Sullivan recommended the Commission reject the prior award and award the job to the second low bidder, Musetti Plastering, Inc. This subcontractor is willing to honor his original bid.

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1958
* * * * * * * * * * *

RESOLUTION REJECTING SUB-CONTRACT AWARD TO LOW BIDDER AND AWARDING SUB-CONTRACT TO SECOND LOW BIDDER FOR STUCCO WORK AT MULTI-PURPOSE CENTER IN THE HUNTERS VIEW PROJECT, CAL 1-18(3)
* *

RESOLUTION 1958

* * * * * * * * * * * * * * *

ESOLUTION REJECTING SUB-CONTRACT AWARD TO LOW BIDDER AND AWARDING SUB-CONTRACT TO ECOND LOW BIDDER FOR STUCCO WORK AT MULTI-PURPOSE CENTER IN THE HUNTERS VIEW PROJECT, AL 1-18(3).

* *

WHEREAS, by Resolution No. 1935, the Commission of the Housing Authority of the City nd County of San Francisco awarded a sub-contract to Syl's Plastering Company for stucco ork at the Multi-Purpose Center in the Hunters View project, CAL 1-18(3), pursuant to ublic bidding, and

WHEREAS, pursuant to said award, a contract was executed between the Authority and ub-contractor, Syl's Plastering Company, and

WHEREAS, subsequent to execution of said contract, sub-contractor repeatedly delayed urnishing the Authority with required Performance and Material Bonds, and

WHEREAS, sub-contractor has refused to respond to the Authority's requests to expedite is obligations regarding furnishing bonds under the contract and ultimately refusing in riting to fulfill his obligations, and

WHEREAS, sub-contractor's low bid for the work was $3450.00 and the second low bid, ubmitted by Musetti Plastering, Inc. was $3875.00, and

WHEREAS, said second low bid is also within the approved budget and the bidder, Musetti Plastering, Inc. is willing to still honor his original bid.

THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City nd County of San Francisco:

1. That the award of the contract to Syl's Plastering Company, in the amount of $3450.00 for the stucco work at the Multi-Purpose Center in the Hunters View project, CAL 1-18(3), is hereby rescinded and the bid rejected.

2. That the contract for the stucco work be awarded to the second low bidder, Musetti Plastering, Inc. in the amount of $3,875.00.

3. That the Secretary-Executive Director is hereby authorized and directed to execute the contract documents with Musetti Plastering, Inc. on behalf of this Authority.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES and "NAYS" were:

AYES:	Chairman Evankovich	NAYS:	None
	Vice Chairman Byrnes		
	Commissioner Boswell	EXCUSED:	Commissioner Walter
	Commissioner Ergina		
	Commissioner Wallace		
	Commissioner Helpman		

Chairman declared said motion carried.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 10:20 a.m.

_____
Chairman

ATTEST:

_____
Acting Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 23, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, January 23, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary/Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

The visitor cards were read by Chief of Family Tenant Services, Mr. Melville B. Spriggs:

John H. Tolan, Deputy for Development, Office of the Mayor
Jim Jaquet, Director, Office of Community Development, Office of the Mayor
T. E. Hodkowski, HUD
Mary C. Clute, HUD
John E. Rogers, Housing Coordinator, Department of Social Services
Linda Gibson, League of Women Voters
Pauline Ruth, EOC
Barry J. Lynch, Davis Realty
Anna Noble, San Francisco State University
Marilyn Christensen, Assemblyman Willie Borwn's Office
Ed Montoya, Bernal Dwellings
Mildred Carney, Alice Griffith
Dolores Lee, Potrero CIA, PHTA
Mary Lou McAlister, Valencia Gardens
Donald Canter, San Francisco Examiner
Larry Liebert, San Francisco Chronicle

Gertrude E. Williams, President, PHTA
Ethel McCarrell, Vice President, PHTA
Sarah Williams, PHTA, Alice Griffith
Lena Cuajao, PHTA, Hayes Valley

Representatives of Hunters Point:

Lennie Gilbert with guest, T. Hawkins
Rosemary Hamlin
Anna E. Cobb
Lucille Pursley
Gertie Gillette
Mary A. Mason
Mary J. Burton
Charlotte Mason
Lillian Robinson
Clara Wise
Rutha Wallace
Jenilene Jackson
G. Jasson
L. Holmes
Florine Johnson
Evelyn Darnes
Rosa Lee Alexanders
Dorothy Bardell
Phoebe Williams
Jan Davis
Gladys Fontent
Jessie McPeters
Sarah Kindle
Wilma Paramore
Sylvia Wallace
Lois Errun
Ava Lawrence

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the day. Commissioner Walter seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell moved that the Minutes of the Regular Commission Meeting of January 9, 1975, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

NAHRC STEERING COMMITTEE EMERGENCY SESSION: Secretary stated that the purpose of the January 5-7, 1975 meeting in Washington was to study in detail the many regulations connected with housing and community development programs and with housing in general, particularly in view of NAHRO's active interest in such matters. Secretary noted the current Administration is apparently trying to work with the Section 8 Housing Program but that the future of that program is uncertain. Commissioner Walter asked if LHA's would be able to construct new facilities under the current Section 8 Program. Secretary responded by stating that many sections of the country had determined that the Section 8 Program would not be feasible in their area and fought against the original Section 8 concept. Currently, the LHA's are being asked to compete with private

industry in an open-bidding process, which could work given the slight edge which Housing Authorities have in terms of financing.

Commissioner Boswell expressed his concern over the effect the national economic situation might have on housing in San Francisco and suggested the Housing Authority prepare a complete assessment of housing needs in the City and County of San Francisco, this to be done in light of the current situation which might affect both private and public housing. "We have both the opportunity and the responsibility to dramatize the housing situation as it currently exists in San Francisco," he said.

Secretary stated that in connection with the nationwide Block Grant Community Development Program, which the Mayor had announced on January 22, the San Francisco Housing Authority had prepared a Housing Assistance Plan which was included in the Block Grant Program and which spelled out, in general, the existing housing conditions in San Francisco, and particularly the public housing conditions and needs.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

HUNTERS POINT A: At the suggestion of the Chairman, Secretary recapped the events leading to the proposed Resolution regarding Hunters Point. Secretary began by stating that the condition of housing units in the Hunters Point Area had been paramount in the minds of the Commissioners for years. An attempt had been made by the Commission to secure modernization funds for Hunters Point a year and a half ago through a plan which had been prepared at the direction of HUD. Upon submission to HUD, the proposed modernization program was approved by HUD Area Staff except the Area Director who stated that the situation at Hunters Point should be handled as part of a plan for the entire Bayview area.

As a result of the Area Director's decision, the Redevelopment Agency felt its renewal plan could successfully be developed only if nearby units were demolished. Secretary Lynn of HUD, on the occasion of an official visit to San Francisco, concurred in the views of Mr. Price and the Redevelopment Agency by entering into an agreement with the Mayor of San Francisco whereby there would be no approval of renewal Sites 4 and 5 until the Housing Authority's 191 units at Hunters Point "A" were demolished.

On January 24, 1974, the San Francisco Housing Authority Commission passed its Resolution No. 1909 which stated that the wishes of both the Mayor and the Secretary of HUD would be implemented providing certain conditions were met which included voluntary moving from the area on the part of the tenants and a one-to-one replacement of any and all units which would be demolished. All existing vacancies in the Hunters Point project were frozen as a result of the passage of Resolution No. 1909. During the ensuing period, a continuing attempt was made, largely through the efforts of Commissioner Cleo Wallace, to keep the tenants and the local communities advised of developments.

Recently, under the guidance of Assistant Secretary, H. R. Crawford, the Target Projects Program came into existence. It is a program designed not only to alter the specific physical characteristics of public housing, but also to assist in the management of public housing projects. While San Francisco did not receive funds under this program in the "first go around", the Housing Authority was informed it was to receive a portion of the funds to be distributed to some 88 LHA's throughout the country on the "second go around". The funds earmarked for San Francisco ($1,155,000) would be granted provided "certain conditions were met". These conditions were spelled out in Resolution No. 1954 which the Commission passed on January 9, 1975, and which itself, was part of the Part A Application for

funds under the TPP program. This lengthly application was the result of joint meetings among Staffs of the Housing Authority, the Mayor's Office, HUD and, again, the efforts of Commissioner Wallace in keeping the tenants advised on a day-to-day basis.

Now, the Commission is being asked to pass the present Resolution, which contains conditions upon which approval of our Part A Application will be based. This Resolution is presented along with assurances from the Offices of both the Mayor and the Area Director of HUD that each will support the SFHA's application to participate in the program, and further, that certain City funds will be used to supplement the Housing Authority's participation. "Therefore," Secretary summarized, "you have before you a Resolution on which you, the Mayor's Office, the Area Office of HUD and the Tenants have been fully briefed."

Commissioner Walter stated, for the record, that before this Resolution is passed by the Commission he would like to thank the Staff of the Housing Authority for their dedicated work in trying "to get this off dead center" and including the San Francisco Housing Authority in the TPP program. The Commissioner continued by stating he would like to single out various people outside the Authority for their help, and particularly Mr. Macris and Mr. Jaquet, Mayor's Office of Community Development, and Mr. John Jacobs, SPUR. "I am going to vote for this Resolution and the record should show the Staff has worked long and hard, beyond the call of duty."

Secretary read the following Resolution in total:

RESOLUTION NO. 1959
* * * * * * * * * * *

RESOLUTION DECLARING POLICY IN THE HUNTERS POINT AREA IN CONNECTION WITH TARGET PROJECTS PROGRAM AND MODERNIZATION OF HARBOR SLOPE, CAL 1-9, HUNTERS POINT A, CAL 1-17(A), HUNTERS POINT B, CAL 1-17(B), HUNTERS VIEW, CAL 1-18(3) AND ALICE GRIFFITH, CAL 1-18(4)
* *

RESOLUTION NO. 1959
* * * * * * * * * * *

RESOLUTION DECLARING POLICY IN THE HUNTERS POINT AREA IN CONNECTION WITH TARGET PROJECTS PROGRAM AND MODERNIZATION OF HARBOR SLOPE, CAL 1-9, HUNTERS POINT A, CAL 1-17(A), HUNTERS POINT B, CAL 1-17(B), HUNTERS VIEW, CAL 1-18(3) AND ALICE GRIFFITH, CAL 1-18(4)
* *

WHEREAS, it has been the policy of the San Francisco Housing Authority to consider all public housing units at Hunters Point and Alice Griffith Garden Homes as a single entity for the purposes of upgrading, rehabilitation and modernization; and

WHEREAS, the Commission of the San Francisco Housing Authority on August 8, 1974 tabled requests by the Mayor of San Francisco and the Department of Housing and Urban Development (HUD) to demolish 191 units, all in the south portion of Project CAL 1-17(A), pending final Congressional approval and enactment of the Housing and Community Development Act of 1974 and based on the receipt of information to indicate possible availability of new modernization funds to accomplish the overall modernization policy in the Hunters Point Area; and

WHEREAS, the probability of the Housing Authority of San Francisco receiving sources of funding to accomplish the Commission's Hunters Point Area policy, has increased by the selection, by HUD, of the Hunters Point Area, including the Alice Griffith Garden Homes, as a candidate area for funding under the Department's Target Projects Program, plus the announced policy of the Mayor of San Francisco to provide rehabilitation funds from Community Development Block Grants, to back up modernization funds to be made available by HUD for rehabilitation and upgrading of the Hunters Point Area; and

WHEREAS, it has been and is now the enunciated desire of public housing tenants residing in the Hunters Point Area to continue to make their homes in that area; and

WHEREAS, the Area Director of HUD has indicated to the San Francisco Housing Authority that his office would support an application for modernization funds for the remaining units in the Hunters Point Area:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That it is the policy of the Housing Authority Commission to rehabilitate and modernize public housing units in the Hunters Point Area, including Alice Griffith Garden Homes, utilizing funds from any and all public programs available to the Housing Authority and/or the City and County of San Francisco; and

BE IT FURTHER RESOLVED:

That, as part of such policy the Commission declares its intent to demolish sixteen (16) of the three-story buildings in the Hunters Point Area, including nine (9) of such buildings, containing 108 dwelling units, in the southern portion of the Hunters Point A Project, CAL 1-17(A), and the other seven (7) three-story buildings, to be demolished from the northern portion of Hunters Point A, CAL 1-17 (A) and the Hunters View Project, CAL 1-18(3). A total of 192 units in the Hunters Point Area to be demolished; and

BE IT FURTHER RESOLVED:

That said demolition of all 192 dwelling units be conditioned upon:

- HUD assurance that debt service for all units demolished will be paid by the Federal government; and

- The availability of the City and County of San Francisco's Central Relocation administrative and financial resources for any displacement that might result from the demolition and/or rehabilitation and modernization programs; and

- Assurance from the Mayor that the Housing Assistance Plan, submitted to HUD, in support of Community Development Block Grant funds, includes the need for at least 192 new replacement family units constructed in the City for low-income family use; and

- Assurance from the Mayor that needed neighborhood community buildings and facilities to serve the Hunters Point Area, including the Alice Griffith Garden Homes, will be provided from Community Development Block Grant funds; and

- HUD Area Office assurance that at least 192 replacement family units, as specified in the City's Housing Assistance Plan, will be set aside for San Francisco for new construction from HUD's earliest allocation of such units; and

BE IT FURTHER RESOLVED:

That, of the said total declared demolition policy covering 192 dwelling units, the demolition of the specified 108 dwelling units in the southern portion of the Hunters Point A Project, CAL 1-17(A), is further conditioned upon:

- The commitment by the Mayor of sufficient Community Development Block Grant funds, to be included in the City's application to HUD for first year Block Grant funds, to assure the adequate upgrading and rehabilitation of the remaining 83 single family dwelling units in the southern portion of CAL 1-17(A); and

BE IT FURTHER RESOLVED:

The Commission declares its intent to proceed immediately to implement the demolition of the 108 dwelling units in the southern portion of Project CAL 1-17(A), and effectuate the upgrading and rehabilitation of the remaining 83 units within one year of approval by HUD of the City's application for Community Development Block Grant funds designated for this purpose; and

BE IT FURTHER RESOLVED:

That, of the said total declared demolition policy covering 192 dwelling units, the demolition of the 84 remaining units, other than those in the southern portion of the CAL 1-17(A) project, is further conditioned upon:

- Assurance by the San Francisco Area Office of HUD that it will advocate and support a San Francisco Housing Authority request for modernization funds, under the Target Projects Program or otherwise, to adequately upgrade and modernize the remaining units in the Hunters Point Area, including the Alice Griffith Garden Homes; and

BE IT FINALLY RESOLVED:

That this Resolution supplants Resolution No. 1909, adopted by this Commission on January 24, 1974, and that Resolution 1909 is hereby rescinded and that should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Approved as to Form:

John E. Sullivan

John E. Sullivan, Counsel
San Francisco Housing Authority

Date January 22, 1975

Commissioner Boswell stated the subject matter of the Resolution had been weighing on the hearts of the Commissioners for a long time and that the Resolution expresses an act of good faith on the part of the San Francisco Housing Authority to work with other Agencies and Departments in the City and County of San Francisco. The Commissioner stated he would vote for this Resolution because of "this forward step" and that he welcomed the help of the Mayor's Office and the "more personal interest of HUD".

Chairman Evankovich thanked the Staff and particularly those who had worked "long hard hours" through the Holiday Season in the preparation of the Part A Application for the TPP program. The Chairman stated he wanted to thank Commissioner Wallace for keeping "a line of communication open with the tenants" and specifically, he continued, "the tenants for their solidarity through the stormy times."

Commissioner Wallace thanked the Commission and Staff for their praise, acknowledged, with a chuckle, that she had "been hard" on several people during this time, and concluded by stating to the tenants: "I know what you have been through. I will be fighting with you all the way."

Mr. John Tolan, Deputy for Development, Office of the Mayor thanked the Commission and the tenants and all those involved in the preparation of the Community Development Program, in which the San Francisco Housing Authority's Housing Assistance Plan had played an important part, and he expressed the Mayor's support of the proposed Resolution before the Commission. The Deputy referenced a forthcoming public hearing on the Community Development Program (February 4, 1975 at 7:30 p.m. in the Board of Supervisors' Chambers) and stated the Mayor sought the assistance of the Commission and tenants in presenting the package to the Board of Supervisors in view of the fact that many groups, not only the San Francisco Housing Authority, would be seeking a portion of the funds.

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan M. Byrnes
Mr. Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

Chairman declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Boswell.

RESOLUTION NO. 1960
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' BOARD OF GOVERNORS MEETING, FEBRUARY 6 AND 7, 1975, AND THE NATIONAL NAHRO COMMITTEE ON HOUSING PRODUCTION AND MANAGEMENT, FEBRUARY 4 AND 5, 1975

* *

RESOLUTION NO. 1960

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' BOARD OF GOVERNORS MEETING, FEBRUARY 6 AND 7, 1975, AND THE NATIONAL NAHRO COMMITTEE ON HOUSING PRODUCTION AND MANAGEMENT, FEBRUARY 4 AND 5, 1975

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a Board of Governors Meeting, February 6 and 7, 1975, in Washington, D. C.; and,

WHEREAS, the Executive Director is a member of the Board of Governors; and,

WHEREAS, the National NAHRO Committee on Housing Production and Management will meet in Washington, D. C., on February 4 and 5, 1975; and,

WHEREAS, the Deputy Executive Director has been appointed to serve on the 1975 National NAHRO Housing Production and Management Committee; and,

WHEREAS, this Authority deems that the attendance of the Executive Director and the Deputy Executive Director at the aforementioned meetings on February 6 and 7, 1975, and February 4 and 5, 1975, respectively, is essential to the conduct of its low-rent operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director and Deputy Executive Director be authorized to travel to Washington, D. C., to attend the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this authorization shall become effective immediately.

Approved as to Form:

John E. Sullivan

John E. Sullivan, Counsel
San Francisco Housing Authority

Date January 14, 1975

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan M. Byrnes
Mr. Stephen Walter
Rev. Hamilton Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

Chairman declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Walter.

RESOLUTION NO. 1961
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA TO ATTEND SECTION 8 LEASED HOUSING PROGRAM SPONSORED BY THE NATIONAL LEASED HOUSING ASSOCIATION FEBRUARY 7 AND 8, 1975
* *

RESOLUTION NO. 1961
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA TO ATTEND SECTION 8 LEASED HOUSING PROGRAM SPONSORED BY THE NATIONAL LEASED HOUSING ASSOCIATION FEBRUARY 7 AND 8, 1975
* *

WHEREAS, the National Leased Housing Association will sponsor a series of meetings to discuss Section 8 Leased Housing, the Program's requirements under the 1974 Housing and Community Development Act, methods of financing the Program and federal tax considerations in Los Angeles, California, February 7 and 8, 1975; and

WHEREAS, this Authority deems that the attendance of such Commissioners and Staff as the Commission and Executive Director may indicate at the meetings is essential to the conduct of its low-rent operation; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and Staff as the Commission and Executive Director may indicate be authorized to travel to Los Angeles, California, February 7 and 8, 1975, for the purpose of attending the aforementioned meetings.

II. That expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Approved as to Form:

John E. Sullivan, Counsel
San Francisco Housing Authority

Date January 16 1975

Secretary commented that it would be in the best interest's of the Agency to closely follow Section 8 Leased Housing Developments and therefore requests approval of this travel Resolution.

Commissioner Walter moved that the foregoing Resolution be adopted. Commissioner Ergina seconded and upon roll call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan M. Byrnes
Mr. Stephen Walter
Rev. Hamilton Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

Chairman declared said motion carried.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 10:50 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, February 13, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, February 13, 1975.

1. ROLL CALL:

Meeting called to order by the Vice Chairman.

Roll Call found the following members to be:

PRESENT: Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman

Vice Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary/Executive Director
Members of Staff

2. VISITORS:

The visitor cards were read by Deputy Executive Director, Mr. Walter L. Scott, II:

John E. Rogers, Housing Coordinator, Department of Social Services
Linda Gibson, League of Women Voters
Donald Canter, San Francisco Examiner
Larry Liebert, San Francisco Chronicle
Ethel McCarrell, PHTA, Hunters Ivew
Lana Lunsford
Ruth Hamilton, President, Valencia Gardens Tenants
Mary Lou McAlister, Valencia Gardens
James Howard, Jr., Valencia Gardens
Lena M. Cuajao, PHTA, Hayes Valley
Dolores Lee, Potrero CIA
Sarah Williams, Alice Griffith
Evelyn Darnes, Alice Griffith
Caleb J. Washington, Yerba Buena Plaza West

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the day. Commissioner Helpman seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Helpman moved that the Minutes of the Regular Commission Meeting of January 23, 1975, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

BID RESULTS: GROUP FINANCING: Secretary stated the San Francisco Housing Authority, which represents all Housing Authorities in the Area, hosted a bid opening for group financing on February 4, 1975. The results were as follows:

First Series	1975	$ 27,373,000
Second Series	1975	$ 45,560,000

The successful bidder on both series was First National City Bank and Weeden & Company, Inc. with the following bids:

First Series	1975	3.47%	$ 835.00 premium
Second Series	1975	3.47%	$1,412.00 premium

The high bid on the two series was 3.74% and 3.73% respectively.

Secretary noted the last bid opening was in August of 1974 and at that time the lowest interest rate was 6.37%.

HOUSING PRODUCTION AND MANAGEMENT COMMITTEE: NAHRO: BOARD OF GOVERNORS: Secretary presented a history of funding mechanisms available to Housing Authorities through the Federal housing agency (now HUD) as follows:

For over 20 years the operation of Housing Authorities was based on the annual submission to the Federal housing agency (HUD) of a line item budget estimate covering all operating income and expense needs. Each year the Federal agency staff would review the budget submissions and approve, modify, or disapprove operating expenses, based on their findings. This is still the contractual arrangement as provided in the "Annual Contributions Contract" between the Housing Authority and HUD.

Despite this contract, in 1971 HUD established a new funding policy of allocating available federal operating subsidies based on an arbitrary, unrealistic "interim formula" system. The basis provision in the new "interim" policy was to base the approved level of Housing Authority operating expenses for future expenses, on the actual expenses of the Housing Authorities during their fiscal 1971 operating year. A small, and unrealistic inflation factor was included as an allowable increase in operating expenses over the base year 1971 actual expenses. Over the past three years the total inflation allowances for increase in operating expenses, by the Department of HUD, has amounted to 11.5% over the 1971 base year actual costs. The same percentage inflation allowance was applicable to every Housing Authority nationwide. In San Francisco the actual inflation over the same three year period was 34%. The effect of such an arbitrary funding system, in connection with San Francisco, and the majority of all Housing Authorities, has been disastrous, operating reserves have been seriously depleted, and services to tenants have reached an all time low.

HUD has now announced its intention to replace the "interim" funding system with a so-called "prototype method" which is proclaimed by HUD as a more realistic and sound basis for allocating federal subsidies

to Housing Authorities. An analysis of the prototype method shows that far less federal operating subsidy would be available for operations than in the previous inadequate "interim" method. The system is based on factors which have no direct relationship to actual operating expense needs for a particular Housing Authority. For example, major cost allowance factors in the new system are based on:

1. The same relative cost of operating every Housing Authority in a particular HUD region, regardless of program size, location in the Region (small rural area or large metropolitan area) differences in wage levels, or costs of materials. In the case of HUD Region IX, in San Francisco, the smallest Housing Authority in the most remote section of Nevada would be allowed the same cost allowance factor as San Francisco or Los Angeles.

2. A major cost allowance factor is based on the "square root" of the population of the City or County served by a particular Housing Authority. In the case of San Francisco, over $11.00 per family per month, less operating expense allowance would be computed than for the Los Angeles Housing Authority, just because more people live in Los Angeles City in total population than in San Francisco.

3. One cost allowance factor is related to the average number of bedrooms in Housing Authority dwellings. A comparison of the applicability of this factor between San Francisco and Los Angeles reveals that Los Angeles would receive approximately $4.50 per family per month, more operating allowance on the basis of having an average unit size that is one-half a bedroom larger than units operated by the San Francisco Housing Authority.

In view of the adverse effect, on many large Housing Authorities, of the new proposed prototype system, it is recommended that either the proposed system be restudied to be more clearly identified and oriented to realistic cost factors of the various sizes and locations of Housing Authorities, or that HUD agree to a policy of permitting any Housing Authority to appeal the prototype formula system and ask for adoption of the previous contractual budget arrangement whereby the Housing Authority would submit a full, line item, fully justified budget which would be reviewed by HUD Area Staff and subsidy would be allocated on the basis of the HUD Area Office approvals or modifications to the budget submission.

Secretary stated Senator Brooke of Massachusetts is currently looking into the newly created funding mechanism and is contacting twenty Housing Authorities throughout the country to determine the workability of the new method of funding. Secretary stated he had, through its Board of Governors, implemented a NAHRO Committee to study the matter and, further, that he had contacted all four California legislators regarding the situation. Each had given his assurance of cooperation. Secretary referenced a report prepared by Deputy Executive Director, Walter L. Scott II, which had been presented to the Commissioners and which detailed the matter further.

Commissioner Boswell asked how successful the San Francisco Housing Authority might be in taking the aforementioned actions. Secretary responded that the entire matter depended solely on the amount of political pressure which could be brought to Congress by the National Housing Conference, NAHRO and the National Tenants Organization. In light of the Administration's apparent aim to eliminate public housing as a resource for the disadvantaged people of this country, the outcome of such actions cannot be determined.

Deputy Executive Director stated that the Chairman of the Banking and Currency Committee, Mr. Reuss, was being contacted by NAHRO Staff, and that he had agreed to study the situation and that from this action on the part of Mr. Reuss, perhaps the political pressure is already beginning to take effect.

Secretary referenced his position as a member of the Executive Directors' Advisory Committee to the National Housing Conference and stated that he had already made arrangements for presenting the facts to the entire body at the forthcoming annual conference.

Commissioner Boswell expressed his concern regarding the Authority's actions on a local level and stated that the San Francisco Housing Authority has been cooperating with many groups throughout the City and perhaps now is the time to expect some cooperation in support of the Housing Authority from those groups. The Commissioner moved that a Committee of the Commission be formed to study the matter in detail to determine the best action to take over and above contacting legislators. The Committee, the Commissioner stated, should study the current situation fully in light of the proposed change in funding procedures and its detrimental effect on the tenants of the San Francisco Housing Authority. Commissioner Wallace seconded. Unanimously carried.

The Committee, as appointed by the Vice Chairman, will consist of Commissioners Stephen Walter, Hamilton Boswell and Cleo Wallace. Staff was instructed to arrange a meeting of the Committee.

NATIONAL LEASED HOUSING ASSOCIATION SEMINAR: Secretary stated the Controller, Mr. Ken C. Cavanaugh, had attended the subject seminar in Los Angeles on February 7-8, 1975 and that a written report had been distributed to the Commissioners. Secretary invited the Controller to supplement the written report. The Controller stated that one primary purpose of the Leased Housing Seminar, was to consider the tax benefits available to builders and/or owner investors as inducement for them to participate in the new Section 8 Leased Housing Program. The old Section 23 Program did not require such inducements as owners were already guaranteed payment of total rent by the Housing Authority. The discussion at the seminar involved the various ways and means that investors could receive rapid tax write-offs with relatively small risks by organizing limited partnership groups for raising funds for downpayments and other funding needs not covered by mortgage amounts. The Controller further advised that HUD had allocated $900,000,000 on January 20, 1975 to the various HUD Area Offices to use for Section 8 funding. He pointed out that $229,000,000 of the total of $900,000,000 allocated nationally, was designated for use by State Housing Finance Agencies. It was noted that HUD supports the State Financing method, since it relieves HUD of guarantees through mortgage insurance or direct lending through use of Section 202 for elderly housing. The Controller advised the present allocation of funds to the San Francisco Area Office of HUD was approximately $39,000,000 and that the Area Office was presently working on a sub-allocation to the various cities and localities in the Area, based on statistical information available from the HUD Regional Office's Economic and Market Analysis Division.

Secretary inquired as to whether Housing Authorities could manage Section 8, newly constructed projects. The Controller stated that HUD maintains regulations would not permit Housing Authorities to manage properties where they also administer the Housing Assistance Payment contract covering the payment of HUD subsidies. Controller advised that both NAHRO and the Leased Housing Association were fighting this regulation.

Commissioner Walter asked if, in a practical situation, would a unit built under Section 8 program, have a chance of becoming vacant. The Controller responded that there should be no problem in connection with an elderly project which was now eligible for construction financing with Section 202 and with Section 8 funds available to keep rents low. It was pointed out that HUD would probably need time to get out rules and regulations for the new Section 202 program since the HUD decision to use the program was only recently announced by former Secretary Lynn.

Secretary stated the NAHRO Board of Governors had discussed the same material, that the Housing Production and Management Committee, attended by Deputy Executive Director, had developed a monitoring program whereby all parties will be kept informed on a regular basis of any de-

velopments or changes in the current situation. Secretary stated that as President of the NAHRO Information Center for Community Development, he is seeing to it that nationwide efforts are being made to work with the NAHRO Housing Committees and other organizations in pursuing the matter.

HUNTERS POINT A: Secretary stated in connection with Resolution No. 1959 regarding Hunters Point A, which was passed by the Commission on January 23, 1975, that the matter of leasing replacement units in the Hunters Point Naval Shipyard was being pursued in Washington among various Congressional Representatives and the Department of the Navy. When indications of support from the various factions are received, the Housing Authority will contact the Mayor's Office.

As an additional follow up to Resolution No. 1959, Secretary noted both the Mayor's Office and the Area Office of HUD are in process of preparing a letter supporting the San Francisco Housing Authority's Resolution.

Commissioner Boswell asked if, as a result of the passage of Resolution No. 1959, HUD had released Sites 4 and 5 to the Redevelopment Agency. Secretary indicated one site had been released but that the second is experiencing financial difficulties, through no fault of the San Francisco Housing Authority.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

None

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1962

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND EXECUTIVE BOARD MEETING OF THE NATIONAL TENANTS ORGANIZATION FEBRUARY 22-24, 1975 AND THE SECOND QUARTERLY NTO MEETING WITH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICIALS, FEBRUARY 24, 1975

* *

RESOLUTION NO. 1962

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND EXECUTIVE BOARD MEETING OF THE NATIONAL TENANTS ORGANIZATION FEBRUARY 22-24, 1975 AND THE SECOND QUARTERLY NTO MEETING WITH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICIALS, FEBRUARY 24, 1975

WHEREAS, Commissioner Cleo F. Wallace has received notice of a National Tenants Organization Executive Board Meeting to be held in Washington, D. C., February 22-23, 1975; and

WHEREAS, Commissioner Wallace has received notice of the Second Quarterly NTO meeting with Department of Housing and Urban Development officials; and

WHEREAS, Commissioner Wallace is the Chairperson for the Western Region of the National Tenants Organization; and

WHEREAS, the Authority deems that the attendance of Commissioner Wallace at the aforementioned meetings is essential to the conduct of its low-rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Wallace be authorized to travel to Washington, D. C., February 22-24, 1975 for the purpose of attending the aforementioned meetings.

II. That expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Walter asked how many members of the tenant organization were planning to attend the Washington conference. Secretary responded that the exact number was not known at the moment. The Secretary referenced a recent meeting among tenants and staff wherein it was explained that as long as the group stayed within its budget it was no longer necessary to seek approval of the Commission for travel authority.

Commissioner Walter acknowledged that perhaps he had misunderstood but had thought the group had already exceeded its budget. Secretary responded that this was not the case.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan M. Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Vice Chairman declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Boswell.

RESOLUTION NO. 1963
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO SAN DIEGO, CALIFORNIA FEBRUARY 22-24, 1975 TO ATTEND NAIRO PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS
* *

RESOLUTION NO. 1963

* * * * * * * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO SAN DIEGO, CALIFORNIA FEBRUARY 22-24, 1975 TO ATTEND NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a series of meetings for the Executive Board Members of the Pacific Southwest Regional Council on February 22-24, 1975; and

WHEREAS, the Deputy Executive Director is the Senior Vice-President of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director at this meeting in San Diego, California is essential to the conduct of its low-rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Deputy Executive Director be authorized to travel to San Diego, California on February 22-24, 1975 for the purpose of attending the Executive Board Meeting of the Pacific Southwest Regional Council of NAHRO.

11. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

111. That this resolution shall become effective immediately.

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Ergina seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan M. Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Vice Chairman declared said motion carried.

Commissioner Boswell suggested that at the next Commission Meeting, a full status report be presented to the Commission, through the Chief of Planning/Modernization, which would encompass where the Housing Authority stands regarding the 90 units in the Western Addition, progress of the modernization program. The Commission unanimously concurred with Commissioner Boswell. Staff was so instructed to prepare such a presentation.

Commissioner Wallace publicly thanked individuals for the work done in assisting the Public Housing Tenants Association in preparing for a protest rally against the recent increase in the cost of food stamps. The Commissioner stated some 100 organizations are supporting the rally which will be held on March 1, 1975.

10. ADJOURNMENT:

Vice Chairman then declared the meeting be adjourned at 11:00 A.M.

_____
Vice Chairman

ATTEST:

_____
Secretary

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Minutes

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, February 27, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, February 27, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Rev. Hamilton T. Boswell, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary/Executive Director
Counsel John E. Sullivan
Members of Staff

2. VISITORS:

John E. Rogers, Housing Coordinator, Department of Social Services
Donald Canter, San Francisco Examiner
Gertrude Williams, President, PHTA
Ethel McCarrell, Hunters View, PHTA
Ruth Hamilton, President, Valencia Gardens Tenant Association
Lana Lunsford, Valencia Gardens
James Howard, Valencia Gardens
Mary Lou McAlister, Valencia Gardens
Sarah Williams, Chairperson, Alice Griffith Tenant Association
Evelyn Darnes, Alice Griffith
Dolores Lee, Potrero CIA

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved that the Minutes of the Regular Commission Meeting of February 13, 1975, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

OPERATION TRANSPORT: Secretary stated Commissioner Wallace had received a letter from "Operation Transport", a segment of the Canon Kip community center, wherein it was stated that the organization was seeking the endorsement of the San Francisco Housing Authority Commission in its efforts to obtain additional State funds to be used in transporting senior citizens from place to place throughout the City. In response to Ms. McAlister's question regarding trips to doctors' offices, Commissioner Wallace stated that provisions for such trips had been incorporated in the application for funds. Secretary noted the additional numbers of buses and vans which would become available for the use of seniors should the proposal be accepted by the State, and added that while the Authority uses its own facilities to transport seniors as best it can, the Authority would certainly welcome any assistance from the Operation Transport group. Commissioner Wallace moved that the Operation Transport application be endorsed by the San Francisco Housing Authority Commission in its efforts to improve the transportation facilities available to seniors. Commissioner Byrnes seconded. Unanimously carried.

6. REPORT OF SECRETARY:

NATIONAL TENANTS ORGANIZATION - EXECUTIVE BOARD AND SECOND QUARTERLY MEETING WITH HUD OFFICIALS: Secretary stated Commissioner Wallace had attended the aforementioned meetings in Washington, D. C. Commissioner Wallace stated the meeting was well attended, not only by public housing tenants but also by a group of tenants from private housing who were interested in pending housing legislation. The Commissioner also mentioned a circular which she had been able to obtain from H. R. Crawford, Assistant Secretary of HUD, which announced HUD's intention to revise its current procedures and to issue new regulations governing low-rent public housing admission policies. Commissioner Wallace stated the early receipt of this information would enable staff to review the draft in time for follow-up meetings soon to be scheduled.

MODERNIZATION STATUS REPORT: Secretary stated a detailed report on the status of the modernization program was before the Commissioners and suggested the Commissioners were welcome to question the staff about the report. Commissioner Walter asked if the report included a status of the funds still available, and, secondly, had the Authority received funding for the Phase II part of the modernization program. Secretary responded by stating that a total of $9,000,000 had been received for rehabilitation (modernization), that some $6,265,000 had already been spent on improvements, and that the report indicates that Phase II monies have been received by the Authority. The Commission unanimously supported the Chairman in his suggestion that the Commissioners each read and study the report, and should there be any questions, Staff should be prepared to respond immediately.

7. REPORT OF COUNSEL:

Counsel stated much of his time since the last Commission Meeting had been spent reviewing various regulations and interpretations of same.

8. UNFINISHED BUSINESS:

None

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1964

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND THE NAHRO HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETINGS, MARCH 7, 1975, THE EXECUTIVE DIRECTORS' ADVISORY COMMITTEE MEETING OF THE NATIONAL HOUSING CONFERENCE, MARCH 8, 1975, THE 44TH ANNUAL NATIONAL HOUSING CONFERENCE MARCH 9-10, 1975, AND THE NAHRO INFORMATION CENTER FOR COMMUNITY DEVELOPMENT MEETING, MARCH 11, 1975

* *

RESOLUTION NO. 1964

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND THE NAHRO HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETINGS, MARCH 7, 1975, THE EXECUTIVE DIRECTORS' ADVISORY COMMITTEE MEETING OF THE NATIONAL HOUSING CONFERENCE, MARCH 8, 1975, THE 44TH ANNUAL NATIONAL HOUSING CONFERENCE MARCH 9-10, 1975, AND THE NAHRO INFORMATION CENTER FOR COMMUNITY DEVELOPMENT MEETING, MARCH 11, 1975

* *

WHEREAS, the NAHRO Housing Production and Management Committee will hold meetings in Washington, D. C., March 7, 1975; and

WHEREAS, the Executive Directors' Advisory Committee of the National Housing Conference will hold its meeting in Washington, D. C., March 8, 1975; and

WHEREAS, the 44th Annual National Housing Conference will be held in Washington, D. C., on March 9-10, 1975; and

WHEREAS, the NAHRO Information Center for Community Development will hold its meeting in Washington, D. C., March 11, 1975; and

WHEREAS, the Deputy Executive Director is the Co-Chairman of the Housing Production and Management Committee, and is not able to attend the meeting; and

WHEREAS, the Executive Director is a member of the Executive Directors' Advisory Committee of the National Housing Conference, a sponsor of the 44th Annual National Housing Conference and President of the NAHRO Information Center for Community Development; and

WHEREAS, this Authority deems that it is essential to the interests of the San Francisco Housing Authority and proper administration of its low-rent housing program that certain Commissioners attend the National Housing Conference in Washington, D. C., March 9-10, 1975; and

WHEREAS, this Authority deems that it is essential to the interests of the San Francisco Housing Authority that the Executive Director represent the San Francisco Housing Authority at all of the aforementioned Conferences and Meetings of which he is a member and sponsor:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That certain Commissioners and the Executive Director be authorized to represent the San Francisco Housing Authority at the aforementioned conferences and meetings.

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Walter questioned the effectiveness of the National Housing Conference and indicated his approval that only two Commissioners in addition to the Executive Director are planning to attend. Secretary responded that perhaps the more vital function of the Commissioners would be in their participation, while attending the National Housing Conference, in the NAHRO Information Center for Community Development of which the Secretary is President. Secretary acknowledged that while the Commissioner was not objecting to the activities of NAHRO, it should be known that NAHRO is the only organization which makes certain that Housing Authorities and public interest groups such as the National Tenants Organization receive information so important to them. Secretary stated the Housing Production and Management Committee of NAHRO was created specifically to "ride herd" on such items as the prototype formula, now called the performance oriented funding system, and other HUD programs which are deemed unsatisfactory by housing interests. Deputy Executive Director noted that the Stockton, Bakersfield and Las Vegas Housing Authorities had each elected to send two of their Commissioners to these meetings, even though these particular Authorities are less able to participate in national conferences because of inadequate funding. The Deputy also referenced a forthcoming hearing to be chaired by Senator Brooke of Massachusetts who has asked the twenty largest housing authorities to testify before his committee on the desirability of the various HUD programs, and noted that contacts which would be made at the National Housing Conference and other meetings that week in Washington would greatly assist the San Francisco Housing Authority in its testimony.

Commissioner Byrnes moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich Mrs. Joan Byrnes Mr. Stephen Walter Dr. Amancio Ergina Mrs. Cleo Wallace Mr. Martin Helpman	NAYS:	None
		EXCUSED:	Rev. Hamilton Boswell

Chairman declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1965
* * * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR THE INTERIOR MODERNIZATION OF POTRERO TERRACE PROJECT, CAL 1-2
* *

RESOLUTION NO. 1965

* * * * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR THE INTERIOR MODERNIZATION OF POTRERO TERRACE, PROJECT CAL 1-2

* * * * * * * * * * * \

Secretary stated on February 5, 1975, bids were received for interior kitchen and bathroom modernization for Potrero Terrace, that this bid opening was a follow-up to a previous bid for the same work which had been rejected by the Commission on November 26, 1974, and that despite extensive advertising, only two bids were received, the lowest of which exceeded the approved budget by 25%.

Secretary referenced the Modernization Status report and pointed out that some $750,000 worth of work which had been subject to the bidding process had been done by force account in order to accommodate limited budget provisions, and that only once had the force account labor exceeded the budget, and then only by 5%.

Ms. Dolores Lee of Potrero expressed her concern that the Potrero tenants might have to "go through the same thing that Sunnydale did" if there were any changes made in what the tenants had indicated they would like. Ms. Lee specifically mentioned the stoves which are slated to be installed at Potrero. Secretary stated all concerns of the tenants would be considered.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter	EXCUSED:	Rev. Hamilton Boswell
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1966

* * * * * * * * * *

RESOLUTION APPROVING AWARD OF CONSTRUCTION CONTRACT INTERIOR ELECTRICAL, EXTERIOR LIGHTING, BATHROOM AND KITCHEN IMPROVEMENTS AT VALENCIA GARDENS, CAL 1-4

* *

RESOLUTION NO. 1966

* * * * * * * * * * * *

RESOLUTION APPROVING AWARD OF CONSTRUCTION CONTRACT INTERIOR ELECTRICAL, EXTERIOR LIGHTING, BATHROOM AND KITCHEN IMPROVEMENTS AT VALENCIA GARDENS, CAL 1-4

* *

WHEREAS, on November 22, 1974, the Commission of the Housing Authority of the City and County of San Francisco rejected bids received on October 8, 1974 for the Interior Modernization of Valencia Gardens, Project CAL 1-4, and

WHEREAS, on January 6, 1975, January 8, 1975 and January 13, 1975, the Housing Authority of the City and County of San Francisco re-advertised for bids for the Interior Modernization of Valencia Gardens, CAL 1-4, and

WHEREAS, on February 5, 1975, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

NAME OF BIDDER	AMOUNT OF BID
Leon Carlen	$542,960
Barsh & Lowy	$557,903
Charles R. Simpson	$690,860
Pearson & Johnson Contractors, Inc.	$735,458

WHEREAS, after review of the latest Modernization Budget, it has been determined that the low bid received is within the approved budget:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the construction for Interior Electrical, Exterior Lighting, Bathroom and Kitchen Improvements be awarded to the low bidder, Leon Carlen.

II. This notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this notice is contingent upon receipt from and approval of the Contractor's Affirmative Action Program.

IV. Upon receipt of the HUD approval and in accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Construction Contract with Leon Carlen on behalf of this Authority.

Secretary stated on February 5, 1975, bids were received for interior kitchen and bathroom modernization at Valencia Gardens, that this bid opening was also a follow-up to a previous bid opening which had been rejected by the Commission on November 26, 1974, and that the low bidder, Leon Carlen, had submitted his bid within the approved budget for the work. Secretary noted Mr. Carlen's firm had been highly recommended and that the firm would be expected to prepare and present an acceptable Affirmative Action Program.

Commissioner Byrnes noted the $200,000 difference among the bids submitted for this job and Secretary responded that it is not unusual to find such a variance among bids for the same job, given the many reasons each contractor has for bidding a particular way. Secretary referenced a contractor who had been a successful bidder on an Authority job but who had failed to study San Francisco Building Codes and in doing so, was forced to expend much more than anticipated to comply with the regulations. On the other hand, an "old line" San Francisco contractor is more aware of the problems involved in certain areas of the city and so plans his bid to anticipate problems.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter	EXCUSED:	Rev. Hamilton Boswell
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

SALE OF LAND:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1967
* * * * * * * * * *

RESOLUTION AUTHORIZING SALE OF SURPLUS LAND
ALICE GRIFFITH PROJECT AREA, CAL 1-18(4)
* *

RESOLUTION NO. 1967

RESOLUTION AUTHORIZING SALE OF SURPLUS LAND-ALICE GRIFFITH PROJECT AREA
CAL 1-18(4)

WHEREAS, the Department of Parks and Recreation of the State of California has adopted a plan providing for redevelopment of lands adjacent to and in the vicinity of Candlestick Park to be known as the "CANDLESTICK SHORELINE PARK" project; and

WHEREAS, said Department of Parks and Recreation has directed the Department of General Services to engage Urban Property Research Company of San Francisco to determine the value of lands along the proposed "CANDLESTICK SHORELINE PARK" for the purpose of purchasing them; and

WHEREAS, Urban Property Research Company of San Francisco, based on their study of the area and through comparisons of sales of land in the past five years, has established the value of the Housing Authority land at $2,660.00; and

WHEREAS, Staff through consultation with industrial realtors dealing in lands in the subject area has found the offering price of approximately ninety-six cents ($.96) per square foot to be comparable to land costs in this area; and

WHEREAS, the San Francisco Housing Authority owns a parcel of land in this area and said parcel is surplus and no longer useful or necessary to the San Francisco Housing Authority for its purposes; and

WHEREAS, the State of California through its Department of General Services has offered to purchase said surplus parcel of land for the sum of $2,660.00;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

1. The offer price of $2,660.00 is hereby accepted.

2. The Executive Director is hereby directed to execute all documents necessary to accomplish the transfer of title and acceptance of the purchase price.

3. The parcel herein being sold is situated in the City and County of San Francisco and is more particularly described as follows:

COMMENCING at a point on the Southeasterly line of Griffith Street, distant thereon 42' 1.5" Northeasterly from the point formed by the intersection of the said Southeasterly line of Griffith Street with the Northeasterly line of Carroll Avenue, formerly 27th Avenue South; thence running South 57° 11' East 27' 10.5"; thence South 59° 45' East 33' 4.5" to the Westerly line of Southern Pacific & Western Pacific Railroad Companies' Right of Way; thence along said line Northerly 98' 3.5" to the Southeasterly line of Griffith Street and thence Southwesterly along said last mentioned line 81' 1" to the point of commencement.

BEING lots Nos. 13 and 14, Block 490, Salt Marsh and Tide Lands.

Secretary referenced the backup material provided to the Commissioners which indicated the parcel of land in question is located across the street from the Alice Griffith project area, and is surplus land in the sense that it is no longer of use to the San Francisco Housing Authority. Secretary stated an offer had been made by the State of California for use in its proposed "Candlestick Shoreline Park". Staff has determined that the highest and best use of the land would be to have it incorporated into the Shoreline Park lands which would be available as a recreation resource for the Alice Griffith tenants.

Commissioner Walter asked if the State had received funds to develop the entire facility. Secretary noted the State had received the necessary funds to purchase the Housing Authority land and additional parcels surrounding it, but that it was not known if funds had been allocated yet to proceed with the development of the Shoreline Park.

Commissioner Byrnes moved that the foregoing Resolution be adopted. Commissioner Ergina seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter	EXCUSED:	Rev. Hamilton Boswell
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Wallace.

RESOLUTION NO. 1968
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND TARGET PROJECTS PROGRAM WORKSHOP SPONSORED BY THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MARCH 13-14, 1975
* *

RESOLUTION NO. 1968

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND TARGET PROJECTS PROGRAM WORKSHOP SPONSORED BY THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MARCH 13-14, 1975

* *

WHEREAS, the National Association of Housing and Redevelopment Officials and the Department of Housing and Urban Development will sponsor a two-day workshop covering (1) Part "B" application procedures for the Target Projects Program, (2) Availability of Management Products transfers from the Management Improvement Program, and (3) Proposed two-year Technical Assistance Program by NAHRO to support the Target Projects Program, in Washington, D. C., March 13-14, 1975; and

WHEREAS, this Authority deems that the attendance of such staff as the Commission and the Executive Director may indicate at the workshop is essential to the conduct of its participation in the new Target Projects Program for the Hunters Point and Alice Griffith Gardens project areas:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Staff as the Commission and Executive Director may indicate be authorized to travel to Washington, D. C., March 13-14, 1975, for the purpose of attending the aforementioned workshop.

II. That expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Secretary strongly urged participation in the forthcoming meetings in Washington which deal with the Target Projects Program Part "B" Application. Secretary noted two members of staff have devoted much of their time to studying the details which will be necessary to prepare a Part "B" application, and that the Commission was being asked to approve their travel to Washington to attend the sessions.

Commissioner Wallace asked if both TPP sessions, San Francisco and Washington, were being attended by Housing Authority Staff. Deputy Executive Director responded that both sessions were being attended by Housing Authority Staff, but that the Washington sessions were to be much more comprehensive in that they would involve the participation of both first and second round participants in the TPP program. Also, the Washington meetings would involve discussions regarding the transferability of products that have been learned about as a result of the R&D Programs for the past three years. Secretary pointed out that Assistant Secretary Crawford specifically recommended attendance at this meeting. Secretary stressed the importance of constant participation in the TPP conferences in order to maintain the funds earmarked for the San Francisco Housing Authority and to become a participant in the second round TPP program. Secretary noted none of the housing authorities in the first round had received a single dollar as yet.

Commissioner Wallace moved that the foregoing resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter	EXCUSED:	Rev. Hamilton Boswell
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 10:40 A.M.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 27, 1975 Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, March 27, 1975.

DOCUMENTS

APR 8 19:5

SAN FRANCISCO
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1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Acting Secretary and Deputy Executive Director
Counsel John E. Sullivan

SEATING OF COMMISSIONERS

Acting Secretary stated the Authority had received from the Office of the Mayor Certified Copies of Letters of Appointment, Letters of Acceptance, Appointment Forms, Oaths of Office, Certificates of Appointment and Certificates by the Mayor that Commissioners are not officers or employees of the City and County of San Francisco, all relating to the re-appointment of Commissioners George Evankovich and Amancio Ergina for a second term on this Commission.

Commissioner Byrnes moved that the documents be accepted and filed. Commissioner Helpman seconded. Unanimously carried.

Commissioner Boswell moved that Commissioners Evankovich and Ergina be seated as members of this Authority forthwith. Commissioner Wallace seconded. Unanimously carried.

Acting Secretary extended congratulations to Commissioners Evankovich and Ergina on behalf of the Authority Staff and presented copies of the basic documents to each. The Commissioners received the congratulations and best wishes of their fellow Commissioners.

2. VISITORS:

Larry Liebert, San Francisco Chronicle
Ms. Linda Gibson, League of Women Voters
John Rogers, Housing Coordinator,
Department of Social Services
Ms. Ethel McCarrell, Hunters View, PHTA
Ms. Bernadette White, Chairperson,
Alemany Tenants Association
Ms. Evelyn Darnes, Vice Chairperson,
Alice Griffith Tenants Association
Ms. Dolores Lee, Potrero CIA, PHTA
Ms. Ruth Wellington, Potrero Hill
Ms. Mary Lou McAlister, Valencia Gardens
Benny Stewart, Deputy Executive Director, WAPAC
Mrs. Thomas L. Cook
Mr. Gene Suttle, Area Director,
Western Addition, A-2
Mrs. Essie Collins, President, WAPAC

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved that the Agenda by the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the Minutes of the Regular Commission Meeting of February 27, 1975, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

CAL 1-26: SCATTERED SITES: Acting Secretary stated the Authority had received a letter from Mr. Art Evans, Executive Director of the Redevelopment Agency, stating the Agency is currently exploring ways to preserve certain Victorian Buildings in the Western Addition A-2 area, and would hope to be able to move some of these buildings onto sites currently assigned to the Housing Authority. Commissioner Boswell asked if the proposed transaction would entail a "trade of lots" so that the Housing Authority would retain the exact number of sites. Acting Secretary responded in the affirmative, and introduced Mr. Gene Suttle, Area Director, Western Addition, A-2, who elaborated on the plan.

One particular site in question is located at the corner of Fillmore and Sutter Streets. The site had originally been designated as Senior Citizen housing. The revised plan for the area includes moving the Housing Authority's "Phase 2" sites into "Phase 1" so that there would be adequate public housing sites. Also, in attempting to maintain the Victorian buildings, care must be given in their rehabilitation so that the costs involved would not exclude low and moderate income families from living in the buildings. Mr. Suttle continued by saying that in some instances, the particular sites involved at this point are not necessarily designated as "Scattered Sites" but that the plan would create scattered public housing in all areas involved. In conclusion, Mr. Suttle stated that WAPAC and the Redevelopment Agency were looking for "friends" who could help make the plan a reality. Mr. Benny Stewart, Deputy Executive Director, WAPAC, stated generally the plan was to develop the Fillmore area into the residential/commercial area it once was by preserving as many of the original buildings as possible.

Commissioner Byrnes moved the matter be turned over to the Site and Design Committee of the Commission for further study and formulation of a recommendation for the entire Commission. Commissioner Helpman seconded. Unanimously carried.

6. REPORT OF SECRETARY:

NAHRO/NHC MEETINGS HELD IN WASHINGTON, D.C.: Acting Secretary referenced the recent meetings which had been held in Washington, namely, the Senate hearings, the NAHRO meetings which concerned the Large Housing Authorities involved in the performance-oriented funding system, and the National Housing Conference's 44th Annual Meeting. Acting Secretary stated the highlight of the Washington trip was the testimony of the Executive Director and Controller before the Senate Subcommittee on Housing and Urban Affairs on March 11, 1975 regarding the urgent need for additional operating subsidy from HUD in order to provide adequate services to tenants of all Authorities.

Acting Secretary stated the Chairman had written to Senator John Sparkman concerning the issue and the following reply had been received.

"March 17, 1975

Mr. George Evankovich, Chairman
Housing Authority of the City
and County of San Francisco
440 Turk Street
San Francisco, California 94102

Dear Mr. Evankovich:

I have your letter of March 7 in which you describe the financial difficulties that the Housing Authority of San Francisco would have if HUD's new operating cost formula is implemented as originally conceived.

You know that hearings have been held on this matter. In fact, Mr. Eneas J. Kane, Executive Director of your Authority, testified before the Committee on Tuesday of last week. It is my hope that some resolution of this issue will be made by having HUD sit down with the affected housing authorities and work out a reasonable settlement.

I appreciate having your comments, and I am taking the liberty of having your letter included in the record of the public housing hearings.

With best wishes, I am

Sincerely,

/s/ John Sparkman"

Acting Secretary stated that while HUD had a large number of representatives at the hearing, the new Secretary of HUD, Mrs. Carla Hills, who had been invited, did not attend.

Chairman Evankovich, who attended the National Housing Conference, recalled that Commissioner Walter had at a previous meeting expressed concern as to the effectiveness of the National Housing Conference. The Chairman stated NHC is primarily a legislative body. The Chairman acknowledged his doubts in the ability of Mrs. Hills to handle the office of Secretary of HUD, and noted that since the NHC conference, both Senators Brooke and Sparkman had made efforts to speak with the Secretary regarding the new performance-oriented funding system but had not been able to do so. Also,

the Chairman referenced his dismay at the general attitude of Congress toward public housing, notably since the advent of the Republican Administration in 1968. The Chairman referred to "another area" available to him for lobbying purposes and stated: "With the exception of the electricians and laborers, not much help was given by the International Building Trades, either." The Chairman surmised that participation in the National Housing Conference activities would help in the lobbying effort needed to implement changes in the proposed funding system.

Acting Secretary stated it is the hope of NAHRO and all Housing Authorities that further hearings will be scheduled regarding the Housing and Community Development Act and that amendments to the Act could be implemented through both Senator Sparkman's Housing Committee and Representative Reuss' Committee in the House of Representatives.

HUD/TARGET PROJECTS PROGRAM MEETINGS HELD IN WASHINGTON, D.C.: Acting Secretary stated the Controller and Acting Director, Housing Operations, Mr. Ken Cavanaugh, had attended the aforementioned meetings along with the R&D Coordinator, Ms. Lauren Scher, and asked Mr. Cavanaugh to address the Commission.

Mr. Cavanaugh stated the sessions were designed to bring together all Housing Authorities which have been designated recipients of both Round 1 and Round 2 TPP funding and that the sessions were an opportunity for all participants to meet with top HUD officials to share the research efforts of all parties regarding the Target Projects Program. The Controller specifically referenced the Management Improvement Program, which is nearing conclusion, but which could provide useful information for TPP Authorities.

There will be a series of follow-up meetings at the Regional level, again sponsored by NAHRO and HUD to further study the Target Projects Program and San Francisco Housing Authority will host such a session on April 10. The San Francisco Housing Authority has submitted its Part "A" Application (which funding is scheduled for April 1, 1975) and must submit its Part "B" Application by May 1, 1975 for funding scheduled for July 1, 1975. H. R. Crawford, Assistant Secretary of HUD, is currently supporting a Phase Three Target Projects Program which would release an additional $35 Million into the Program on July 1, 1976. The San Francisco Housing Authority is scheduled to receive, upon approval of its Part "A" Application, $1,155,000 under Phase 2 of the Program and the funding appears to be on schedule.

Commissioner Ergina inquired as to the success of our Part "A" Application. Acting Secretary responded that the Area Office had indicated its preliminary approval of the application itself, but that there were a few exceptions in the TPP Resolution (No. 1954) passed by the Commission on January 9, 1975, although formal notice of any exceptions had not yet been received. Acting Secretary stated the Commission would be asked to pass a second Resolution at the Meeting of April 10th regarding the Part "B" Application.

Commissioner Wallace asked the extent of tenant input into the Part "B" Application. Acting Secretary responded that the Project Areas 8 and 9 teams had met and were preparing to submit a copy of the draft of the Part "B" Application to the tenant organizations involved and that an over-all meeting had been scheduled for Tuesday, April 8 to go over the application "line by line" with tenant leaders.

Commissioner Byrnes asked the Controller what "realistic figure" could be expected from the Target Projects Program. The Controller expressed his doubts the San Francisco Housing Authority would receive much more than the $1,155,000 previously indicated as available for the Authority, and if any, perhaps $100,000 - $200,000 additional, and, further, that the Authority's "big hope" would be in additional modernization funds. The Controller noted that efforts are currently being made to secure these funds, but again, perhaps a realistic figure might be to expect between $10-12 Million (in addition to the $1,155,000 under the Target Projects Program.)

Commissioner Wallace referenced the $10-12 Million and asked how the Authority could hope to receive such an amount when its current modernization funds had not been exhausted. Acting Secretary responded that while HUD had indicated to all Housing Authorities throughout the country that no additional funding would be available to Authorities which had not committed and spent their available money, it is Staff's opinion that the modernization money is committed to the relevant project area, but that the problem lies in the difficulty in getting some contractors to work in certain areas of the City which often results in their overbidding and the Authority's subsequent rejection of those bids.

Commissioner Byrnes asked how much modernization money remained and stated that the Modernization update report which had been given to the Commissioners had indicated $600,000 excluding funds set aside for the Corporation Yard.

Mr. Evert Heynneman, Chief of Planning/Modernization responded that approximately $1.3 Million remained including the Corporation Yard and the planned Potrero Terrace improvements, that the entire amount has been committed for specific items, and, further, that the commitments had been made with tenant input. Mr. Heynneman stated that some $705,000 had been earmarked for the Corporation Yard and that $170,000 which had been "frozen" by HUD and designated for the CAL 1-17(A) project, could be freed and it would be used "in another manner".

Commissioner Wallace asked about the status of the Corporation Yard in light of the Target Projects Program funding. Acting Secretary replied that the Authority had made an offer to purchase a building on March 25, 1975, that the offer was made with the stipulation that a response from the Seller be received within five business days and that it was expected that the money would definitely be committed by May 1, 1975. Commissioner Wallace expressed her doubts that this would happen in view of the "three years it has taken to find a Corporation Yard and now the sale is to be completed in thirty-five days, by May 1, 1975".

Commissioner Boswell asked the location of the proposed building and if the Site and Design Committee had been consulted. Acting Secretary stated the address of the building and indicated that should the Seller accept the Authority's offer, the Site and Design Committee would be asked to tour the facility.

7. REPORT OF COUNSEL:

Counsel stated much of his time since the last Commission Meeting had been spent on routine matters.

8. UNFINISHED BUSINESS:

None

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1969

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO SALT LAKE CITY, UTAH TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' SPECIAL COMMITTEE ON FUNCTIONS AND TITLE MEETING, APRIL 16, 1975, AND BOARD OF GOVERNORS MEETING, APRIL 17-18, 1975

* *

RESOLUTION NO. 1969

RESOLUTION AUTHORIZING TRAVEL TO SALT LAKE CITY, UTAH TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' SPECIAL COMMITTEE ON FUNCTIONS AND TITLE MEETING, APRIL 16, 1975, AND BOARD OF GOVERNORS MEETING, APRIL 17-18, 1975

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Special Committee on Functions and Title Meeting in Salt Lake City on April 16, 1975; and

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Board of Governors Meeting in Salt Lake City on April 17-18, 1975; and

WHEREAS, the Executive Director is a member of both the Special Committee on Functions and Title and the Board of Governors; and

WHEREAS, this Authority deems that the attendance of the Executive Director at the aforementioned meetings on April 16-18, 1975 is essential to the conduct of its low-rent operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to travel to Salt Lake City, Utah, to attend the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this authorization shall become effective immediately.

Commissioner Wallace asked confirmation of her understanding that the San Francisco Housing Authority as an Agency pays dues to NAHRO, and continued by stating that travel to Board of Governors meetings Resolutions are continually submitted to the Commission, and does NAHRO pay for any part of the travel. Acting Secretary responded that the Agency does pay dues to NAHRO for membership, but that NAHRO funds the travel of its President only. All other members of the Board of Governors pay their own way. Commissioner Boswell stated it is the policy of the Housing Authority to pay travel expenses of its Commission and Executive Director.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan M. Byrnes		
	Rev. Hamilton T. Boswell	ABSTAIN:	Mrs. Cleo F. Wallace
	Dr. Amancio Ergina		
	Mr. Martin Helpman	EXCUSED:	Mr. Stephen Walter

Chairman declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1970
* * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR WINDOW GRILLES FOR ALEMANY, CAL 1-16 AND ALICE GRIFFITH, CAL 1-18(4)
* *

RESOLUTION NO. 1970

* * * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR WINDOW GRILLES FOR ALEMANY, CAL 1-16 AND ALICE GRIFFITH, CAL 1-18(4)

* * * * * * * * * * \

Ms. Bernadette White, Chairperson of the Alemany Tenant Association stated that she was told on March 10 that there was a possibility that the bids might be rejected, but on March 14 she was told that if the tenants approved the lighter weight material, which they did, there would be no rejection of the bid. Ms. White stated the tenants are tired of waiting for the window grilles.

Acting Secretary explained that the specifications for the material were included in the bid documents based on the manufacturer's catalog. One of the five bidders, the lowest bidder, had obtained from the manufacturer, information regarding a lighter weight material which would serve the same purpose at a lesser amount of money. However, this information was not included in the original bid documents, nor was it available to the other four bidders, and, therefore, Staff recommends that the bids be rejected.

Mr. Heynneman stated that should Commission approval be granted to reject the bids, the process could once again begin March 28 and that new bids would be opened on April 15, 1975. Commissioner Byrnes asked if the newer material would be specified in the second bidding process. Mr. Heynneman responded in the affirmative. Commissioner Boswell asked if the tenants were informed that the Commission would be asked to reject the bids. Mr. Heynneman responded that it was his understanding that the Charpersons of Alemany and Alice Griffith Tenant Associations had been informed of the pending rejection, but possibly not at a formal tenant meeting, and that it was deemed by Staff to be the correct approach to the problem to avoid any possible legal action by the other four bidders. Commissioner Boswell stated that specifications "are not Scripture, final and absolute" and that a lot of time could be saved if Staff and the tenants could get together and solve these problems before bringing them to the Commission. The Commissioner asked how time could be saved in this instance of "rejecting bids".

Counsel Sullivan referenced Mr. Heynneman's earlier statement that the bidding process could begin "in the morning" and that he had advised Staff to recommend rejection of the bids to avoid the possibility of litigation by the second bidder. Counsel stated that the discrepancy had not been discovered until after the bid opening when the vast difference between the lowest and second-lowest bid was seen.

Commissioner Wallace observed there obviously had been a "lack of communication" and stated that somehow, with the Housing and Modernization Liaison Aides employed by the Authority for just such a purpose, both Staff and tenants could have been better informed.

Ms. Evelyn Dames, Vice Chairperson, Alice Griffith Tenants Association, asked why the second bidder could not be awarded the job. Acting Secretary reiterated that the various bidders were not bidding on the same material.

When asked by Commissioner Boswell if the threat of litigation could be considered a "possibility", Counsel Sullivan responded a better word would be "probability" and that in his position as Authority Counsel, he could not in good faith recommend acceptance of the bids, based on the facts.

Commissioner Wallace stated she was not opposed to the rejection of the bids but would like to clarify how many other projects, and specifically, Potrero Annex and Bernal, would be involved in the same process, indicating that Staff and tenant bodies should be certain of all the facts regarding an acceptance or rejection of a bid for certain items. Mr. Heynneman added that acceptance at the second bid opening, of the lowest bid on the lighter weight material, would save the Authority some 25% over the heavier material and that the money saved could be spent elsewhere in the project.

Commissioner Ergina acknowledged the problem, and in the interests of time, moved that the foregoing resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan M. Byrnes
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Mrs. Cleo F. Wallace
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. Stephen Walter

Chairman declared said motion carried.

Commissioner Wallace stated that the leaders of the tenant groups involved should meet with Staff this date and resolve the matter. Acting Secretary acknowledged the Commissioner's suggestion and stated the meeting would take place following the Commission meeting.

COMMENDATION:

Commissioner Boswell introduced the following Resolutions:

RESOLUTION NO. 1971
* * * * * * * * * *

COMMENDATION - MRS. MARY S. KING
* * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 1972
* * * * * * * * * *

COMMENDATION - MR. PATRICK FITZGERALD
* * * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 1973
* * * * * * * * * *

COMMENDATION - MR. MITCHELL LYNCH
* * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 1971
* * * * * * * * * * * * * *

C O M M E N D A T I O N

MRS. MARY S. KING
* * * * * * * * * * * * * *

WHEREAS, Mrs. Mary S. King did enter the employ of the San Francisco Housing Authority on May 4, 1948; and

WHEREAS, Mrs. King, during her tenure of 26 years, 10 months and 27 days did faithfully and diligently discharge her duties and responsibilities as a Supervising Project Area Manager for this Authority; and

WHEREAS, Mrs. King has gained the respect of the Commission of this Authority, the Staff and her fellow employees for her loyalty, efficiency and dedicated service; and

WHEREAS, Mrs. King will reach the mandatory retirement age of 65, at the end of this month and will retire from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 27th day of March, 1975, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mrs. Mary S. King its deep appreciation for her many years of service, and its warmest wishes for a long, happy and healthy retirement.

RESOLUTION NO. 1972
* * * * * * * * * * * * *

C O M M E N D A T I O N

MR. PATRICK FITZGERALD
* * * * * * * * * * * * * * *

WHEREAS, Mr. Patrick Fitzgerald did enter the employ of the San Francisco Housing Authority on October 9, 1947; and

WHEREAS, Mr. Fitzgerald, during his tenure of 25 years, 5 months and 22 days did faithfully and diligently discharge his duties and responsibilities as a Foreman for this Authority; and

WHEREAS, Mr. Fitzgerald has gained the respect of the Commission of this Authority, the Staff and his fellow employees for his loyalty, efficiency and dedicated service; and

WHEREAS, Mr. Fitzgerald, having reached the mandatory retirement age of 65, has retired from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 13th day of March, 1975, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mr. Patrick Fitzgerald its deep appreciation for his many years of service, and its warmest wishes for a long, happy and healthy retirement.

RESOLUTION NO. 1973

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C O M M E N D A T I O N

MR. MITCHELL LYNCH

* * * * * * * * * * * * * * *

WHEREAS, Mr. Mitchell Lynch did enter the employ of the San Francisco Housing Authority on June 16, 1947; and

WHEREAS, Mr. Lynch, during his tenure of 27 years, 8 months and 12 days did faithfully and diligently discharge his duties and responsibilities as an employee of this Authority; and

WHEREAS, Mr. Lynch has gained the respect of the Commission of this Authority, the Staff and his fellow employees for his loyalty, efficiency and dedicated service; and

WHEREAS, Mr. Lynch has retired from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 13th day of March 1975, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mr. Mitchell Lynch its deep appreciation for his many years of service, and its warmest wishes for a long, happy and healthy retirement.

Acting Secretary stated it is both a sad and joyous occasion to observe the retirement of three valued employees, Mrs. Mary A. King, Mr. Patrick Fitzgerald and Mr. Mitchell Lynch. Each of the retirees was asked to come forward and the Acting Secretary read the Resolutions of Commendation, noting the length of time each had served with the Housing Authority, and as a point of interest, that among the three, approximately 166,360 hours of work was involved!

Chairman Evankovich stated his regret at having to see three such long-time employees depart, as "you don't find that kind of people any more" and he stated his conviction that the Authority had, dollar for dollar, received the finest of service from each. The Chairman added that he personally had known Mr. Fitzgerald and Mr. Lynch for some time, and, specifically, if he had been able to contribute anything thus far, he owed his start to Mr. Fitzgerald, "Patty", who had hired the Chairman as a laborer for the Authority in 1961.

Commissioner Boswell moved the Commission adopt the three Resolutions unanimously. Commissioner Wallace seconded. Unanimously carried.

The retirees received warm congratulations from the Commissioners and a round of applause from the audience.

Mrs. Ethel McCarrell, Vice President, PHTA, addressed the Commission to enumerate three specific problems which had come to her attention, namely, hot water at Valencia Gardens is not available on weekends, the grass is not being cut in the Harbor Slope area and a tenant in a three-story building in Hunters View is experiencing continuing water leakage problems which had not been fixed. Acting Secretary stated that such problems are normally discussed in the regular Memorandum of Understanding meetings, and that they would be taken care of.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 11:10 A.M.

_____
Chairman

ATTEST:

_____
Acting Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, April 10, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, April 10, 1975.

1. ROLL CALL:

Meeting called to order by the Acting Chairman.

Roll Call found the following members to be:

PRESENT: Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Acting Secretary and Deputy Executive Director
Counsel John E. Sullivan

2. VISITORS:

Acting Secretary acknowledged the visitors:

Larry Liebert, San Francisco Chronicle
Mrs. Dolores Lee, Potrero CIA, PHTA
Ms. Gertrude Williams, President PHTA
Ms. Ethel McCarrell, Vice President PHTA Hunters View
Ms. Rebecca Purnell, Potrero Terrace, PHTA
Ms. Evelyn Darnes, Alice Griffith Vice Chairperson
Ms. Sarah Williams, Alice Griffith
Ms. Naomi O'Keefe, Youth Guidance Center
Mr. John Rogers, Housing Coordinator, Department of Social Services
Mr. Neilson V. Bates, Local 400 Negotiator

3. APPROVAL OF AGENDA:

Commissioner Ergina moved that the Agenda be the Agenda of the Day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved that the Minutes of the Regular Commission Meeting of March 27, 1975, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

Mrs. Dolores Lee, Chairperson, Potrero Citizens Improvement Association distributed a letter to the Commissioners and asked to be allowed to read the letter. Acting Secretary suggested that the concerns expressed in the letter be handled by Staff and then appear on the Agenda for the next Commission Meeting. Commissioners Wallace and Boswell supported Mrs. Lee's request and the Commission concurred. Commissioner Walter specified that the letter be made a part of the record.and a written response be prepared for the Commissioners at the next Commission meeting.

"April 10, 1975

San Francisco Housing Authority
Commissioners
440 Turk Street
San Francisco, California 94102

Dear Commissioners:

I come before you to ask for your help.

I would like to know what date the work is going to start on the kitchens at Potrero Terrace? Being that Staff at your last commissioners meeting that all modernization money must be spent or committed by May 1, 1975. Why are we beirg told that we do not have enough money to do our kitchens except by force account? When Housing can afford to put Vents in Centers for stoves in other areas.

I was invited to attend the T.P.P. meeting at Hunters View Multi-Purpose Center at 125 West Point Road, and saw 2 stoves and a air vent there.

Why are they using stoves to replace tenants stoves there, when we have tenants at Potrero Annex who have those raggedy Sun-Ray stoves and they are being told they cannot get parts to replace them. If they can put stoves in other areas Housing, ought to be able to put them in the Annex, Terrace, and all other areas. I would like for Housing to show me the bill for the Potrero Terrace's stoves, I would like an inventory count of 469 stoves for Potrero Terrace and at the cost for this area alone not across the board.

We were told at our March 24, 1975 C.I.A. Meeting that housing is suppose to see about doing it force account. Mr. Crowder said he would send me a letter concerning our kitchens. I have not received this letter, and no word. Why is this always the way you let Staff lie and no one follow up. So can you please get this information for me.

Because if you are concerned you will do this. If not maybe the Tenants should take it upon themselves to go to HUD or demand a Grand Jury Investigation of Housings books to see exactly much money is in Modernization and where is it really at, or the reason for the lie and change.

Because Housing does not seem to care. I feel if Housing would have kept there word, and carried their promises out in time maybe I could have been home instead of out tending to problems that should have never been.

Maybe I wouldn't have been ripped off twice. No, but I see the problems, bring to Housing. We have had the whole Housing Staff, every Cheif there is to have out at Potrero, they have made promises after promises which have never been kept, now I would like to know what you the Commissioners are going to do for Potrero by May 1, 1975.

Thank you.

/s/ Mrs. Dolores Lee
Dolores Lee
Chairperson, Potrero Citizens
Improvement Association
1736 26th Street
San Francisco, California 94107"

Mrs. Lee ended by stating the tenants want to know when Potrero will get the work it is entitled to. Acting Secretary stated that at no time in the past has any public housing project lost modernization money as a result of Staff action and that it is not anticipated that this will ever happen. Commissioner Boswell asked how much money had been allocated to the Potrero Project for modernization, the nature of the programming for Potrero, and is it possible that the Housing Authority could not qualify to spend the funds. Acting Secretary responded that while HUD states that uncommitted funds must be returned, these funds in question have been committed. The bids for the kitchen modernization have, of necessity, been rejected twice, because of bids exceeding the available money.

Secretary entered the meeting at 10:10 A.M.

Mrs. Lee stated she understood the work could be done by force account. Acting Secretary stated the decision regarding the use of force account was in the hands of Executive Staff, that no decision had been made, and noted that the decision was a major one in view of the size of the job contemplated, over $500,000. Acting Secretary further stated that while HUD "pushes" the San Francisco Housing Authority, as it does all others, to spend modernization funds, the Area Office also recognizes the leadership the San Francisco Housing Authority has taken in terms of tenant participation in the decision making process on all items to be involved in modernization. Acting Secretary acknowledged Commissioner Wallace's statement that the Potrero Kitchen Modernization had been "going on" for over a year and that nothing had happened.

Commissioner Ergina addressed himself to the question of the funds allocated to the Potrero project and stated the funds had been earmarked for the project and that there was no danger of losing the money. Ms. Lee suggested a letter to that effect be written to the tenants, the letter to include a schedule of dates when the work would begin. Staff was instructed to prepare such a letter.

Mrs. Ethel McCarrell, Vice President, Hunters View Tenants Association, stated her annoyance at the fact that three Commissioners had been invited to attend a TPP meeting on Tuesday, April 8, 1975, and that none had attended. The tenants had received a flier on Monday announcing the session on Tuesday; that at the meeting a 50-page draft of the Part B TPP Application had been handed to them, presumably to be completely reviewed at that time. Further, Mrs. McCarrell stated her surprise that Staff had arranged a meeting in the new Hunters View Multi Purpose center when the tenants had not even been in the new building which had been built for their use. She stated her conviction that, when they have an opportunity to meet with the tenants, the Commissioners are not doing their job when they fail to attend a specified meeting.

6. REPORT OF SECRETARY:

Acting Secretary asked Mr. Ron Atkielski to stand in order to acknowledge Mr. Atkielski's recent "milestone". Mr. Atkielski has successfully passed the rigorous State Board Examination for his architectural license in a single attempt, a rare occurrence. Acting Secretary noted Mr. Atkielski had been with the Housing Authority for six years. Acting Chairman extended the congratulations of the Commission and Mr. Atkielski received a warm applause from the audience.

Commissioner Boswell returned to the matter of the Potrero Terrace kitchen modernization and stated the tenants had come to the Commission for definitive answers and that such answers had not been given. Acting Secretary stated the bidding process would be initiated again, as in the past, unless a decision to use force account were made. When questioned by Commissioner Boswell as to the date of that decision, Acting Secretary stated the decision would be made Friday, April 11, 1975 and further, that it was not the fault of Staff that bids are rejected.

Secretary wished to explain his absence at the beginning of the meeting and stated that the Mayor had asked him to attend a press conference with the Area Director of HUD, Mr. James Price, announcing approval by the President of the United States of the Community Development Program which will provide some $28 Million to communities throughout the city. Secretary stated the reason for his presence at the conference was to answer questions on a portion of the Community Development Program, the Housing Assistance Plan, which had been prepared by the San Francisco Housing Authority. Secretary indicated HUD acknowledged that San Francisco is the first major city in the United States to obtain approval of a Community Development plan due to and largely the fine efforts of the Authority Staff in preparing the Housing Assistance Plan which was used by the Mayor's office of Community Development almost in total. Secretary noted the funds for the rehabilitation of the 192 units at Hunters Point will be secured from this $28 Million in Community Development funds and that there is also a provision for some 1,300 units of housing under various sections of the Program. In conversation with Commissioner Walter, Secretary stated the approval of the Housing Assistance Plan, while no specific figures are yet indicated, is binding upon the next Mayor of San Francisco and that a statement to that effect is contained in the document.

BID RESULTS - GROUP FINANCING:

Bids were received April 8, 1975 for the Third Series, 1975, Group Financing, for the amount of $40,628,000. The bids ranged from a low of 4.23% to a high of 5.40%.

The successful bidders were as follows:

		Interest	Premium
Wells Fargo Bank/Crocker National Bank	$ 3,000,000	4.23%	-0-
Bank of America/Bankers Trust Co.	10,000,000	4.26	513.00
United California Bank	10,000,000	4.42	-0-
Wells Fargo Bank/Crocker National Bank	5,000,000	4.54	150.00
United California Bank	10,000,000	4.58	-0-
Wells Fargo Bank/Crocker National Bank	2,628,000	4.64	50.00
	$ 40,628,000		

The previous group financing bid opening was February 4, 1975 with the bidder quoting a rate of 3.47%.

7. REPORT OF COUNSEL:

Counsel stated much of his time since the last Commission Meeting had been spent on routine matters.

8. UNFINISHED BUSINESS:

CAL 1-26: SCATTERED SITES: Commissioner Boswell recalled the Commission had instructed the Site and Design Committee to meet with representatives of the Redevelopment Agency and the Western Addition Project Area Committee to discuss the future of the Scattered Sites concept, and asked if that meeting had been scheduled. Deputy Executive Director responded the meeting is scheduled to follow the next Commission Meeting on April 24 and that, while the Redevelopment Agency is under somewhat of a time constraint, its representatives would be present at the meeting. Commissioner Boswell asked the Site and Design Committee, Commissioners Byrnes and Ergina, if he could receive a personal invitation to attend the meeting. The Commissioners concurred in his request.

LOCAL 400: When questioned by Mr. Calvin Booth, Local 400, when certain Union matters would be discussed, Assistant Executive Director, Mr. Peter Trimble, responded that a meeting of the Personnel Committee of the Whole, the entire Commission, was scheduled following the present meeting, that the Union officials had been informed in writing of the meeting and were planning to attend, and, that there was a single matter on the agenda.

9. NEW BUSINESS:

REQUEST FOR USE OF SPACE: Secretary stated the Potrero Community Improvement Association had requested the use of space at 71-81 Turner Terrace in the Potrero Annex to be used five days a week, Monday through Friday, 8:00 A.M. to 5:00 P.M, for a Headstart Program for the residents of Potrero Hill. Staff recommends that permission be granted to use of the space contingent upon the Housing Authority Staff, CIA and the Headstart Grantor Agency (HEW) working out a satisfactory arrangement regarding rent and rehabilitation costs. Commissioner Boswell moved permission be granted for this use of space in the Potrero project. Commissioner Walter seconded. Unanimously passed.

MODERNIZATION:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1974
* * * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF WINDOW/DOOR GRILLES FOR THE MODERNIZATION OF PROJECTS CAL 1-5, BERNAL DWELLINGS, AND CAL 1-10, POTRERO ANNEX
* *

RESOLUTION NO. 1974

* * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF WINDOW/DOOR GRILLES FOR THE MODERNIZATION OF PROJECTS CAL 1-5, BERNAL DWELLINGS AND CAL 1-10, POTRERO ANNEX

* *

WHEREAS, on March 24, 1975, the Housing Authority of the City and County of San Francisco advertised for bids for the furnishing of Window/Door Grilles for CAL 1-5, Bernal Dwellings and CAL 1-10, Potrero Annex; and

WHEREAS, on March 27, 1975, the following listed bids were received, publicly opened in accordance with prior advertisement, and read aloud;

NAME OF BIDDER	TOTAL PRICE
Acme Sheet Metal & Furnace Works, Inc.	$ 9,986.41
All Style Steel	$ 10,852.95
Crown Iron Works	$ 13,904.00
Chism Company	$ 14,457.00
Nueva Castilla Company	$ 15,923.00
Will-Sta, Inc.	$ 20,383.94
Bonelli Enterprises	$ 21,153.00
Anco Iron Works	$ 23,663.00

WHEREAS, after review of the latest Modernization Budget, it has been determined that the low bid received is within the approved budget:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the furnishing of Window/Door Grilles for the Modernization of Bernal Dwellings and Potrero Annex be awarded to Acme Sheet Metal & Furnace Works, Inc.

II. This notice shall not constitute notice to the Supplier of the award of the Contract and no award shall be effective until the Supplier is given written notice thereof.

III. In accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Contract with Acme Sheet Metal & Furnace Works, Inc. on behalf of this Authority.

In response to Commissioner Walter's question regarding the base amount of money for proposed expenditures which required Commission action, Secretary stated $2,500.00.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan M. Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo F. Wallace		
	Mr. Martin L. Helpman		

Acting Chairman declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 1975
* * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF WINDOW GRILLES FOR THE MODERNIZATION OF PROJECTS CAL 1-16, ALEMANY AND CAL 1-18(4), ALICE GRIFFITH
* *

RESOLUTION NO. 1975

* * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF WINDOW GRILLES FOR THE MODERNIZATION OF PROJECTS CAL 1-16, ALEMANY AND CAL 1-18(4), ALICE GRIFFITH

* *

WHEREAS, on March 27, 1975, the Commission of the Housing Authority of the City and County of San Francisco rejected bids received on February 19, 1975 for the furnishing of Window Grilles for Projects CAL 1-16, Alemany and CAL 1-18(4), Alice Griffith; and

WHEREAS, on April 1, 1975, the Housing Authority of the City and County of San Francisco re-advertised for bids for the furnishing of Window Grilles for Projects CAL 1-16, Alemany and CAL 1-18(4), Alice Griffith; and

WHEREAS, on April 8, 1975, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

NAME OF BIDDER	TOTAL PRICE
Walnut Creek Sheet Metal & Furnace Co., Inc.	$ 26,820.93
Chism Company	$ 28,051.07
All Style Steel	$ 30,869.60
Nueva Castilla Company	$ 34,980.15
Bonelli Enterprises	$ 38,417.45
Acme Sheet Metal & Furnace Works, Inc.	$ 38,802.62
Will-Sta Inc.	$ 49,686.18
Anco Iron Works	$ 53,801.60

WHEREAS, after review of the latest Modernization Budget, it has been determined that the low bid received is within the approved budget:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the furnishing of Window Grilles for the Modernization of Alemany and Alice Griffith be awarded to Walnut Creek Sheet Metal & Furnace Co., Inc.

II. This notice shall not constitute notice to the Supplier of the award of the Contract and no award shall be effective until the Supplier is given written notice thereof.

III. In accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Contract with Walnut Creek Sheet Metal & Furnace Co., Inc. on behalf of this Authority.

Secretary stated the Commission had rejected bids for these modernization items at the Meeting of March 27, 1975, because bids were received on different specifications, that the re-bidding process had produced a low bid of $26,820.93, some $4,700.00 lower than the lowest bid which had been rejected at the last meeting. This money will be returned to the modernization program for the two projects. Commissioner Wallace noted the All Style Steel Company, which would have been the successful bidder in the Resolution submitted at the last Commission Meeting, was the third lowest bidder in this current resolution. Commissioner Boswell recalled the tenants at the last Commission Meeting had voiced their approval of a certain light weight material to be used in the window grilles, and asked if the material referenced in this Resolution is the same. Secretary responded in the affirmative.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan M. Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton T. Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio G. Ergina		
	Mrs. Cleo F. Wallace		
	Mr. Martin L. Helpman		

Acting Chairman declared said motion carried.

Commissioner Wallace asked how long it would be before the installation of the window grilles took place. Mr. Jack Crowder, Chief of Project Development, stated the installation would depend upon the delivery dates of the product from the manufacturer. At this time, the estimated delivery dates are from 30 to 52 calendar days for the Alemany Project and 60 to 81 calendar days for the Alice Griffith Project. The difference in the delivery dates is due to the time needed to manufacture the four different types of grilles involved. A discussion followed wherein it was explained that whenever a shipment of grilles arrives, the installation will begin immediately, and that the Authority has no control over the manufacturer's ability to schedule the equipment necessary to produce over $26,000 worth of materials. Chief of Project Development suggested perhaps a meeting could be arranged with the manufacturer to discuss possible shortening of delivery time, a meeting at which the tenants would be present. The Commission concurred in this suggestion and Staff was instructed to arrange the meeting.

TARGET PROJECTS PROGRAM:

Following Resolution introduced by Commissioner Walter:

RESOLUTION NO. 1976
* * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF PART B TARGET PROJECTS PROGRAM APPLICATION FOR THE CANDIDATE PROJECT AREAS AS FUNDED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

RESOLUTION NO. 1976
* * * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF PART B TARGET PROJECTS PROGRAM APPLICATION FOR THE CANDIDATE PROJECT AREAS AS FUNDED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

WHEREAS, the Commission has reviewed the San Francisco Housing Authority's proposed TPP Plan for the Candidate Project Area, approves the same, and directs that it be formally submitted for HUD approval; and

WHEREAS, the proposed TPP Plan represents a realistic work program which can actually be carried out as submitted, including full achievement of all Objectives and adherence to the time schedules and budget for TPP funds, as specified in the Plan, barring circumstances which cannot be foreseen at the present time; and that the Authority will make every effort to assure full and timely implementation of the Plan, as finally approved by HUD; and

WHEREAS, the activities proposed in the proposed TPP Plan comply with HUD's criteria for the Target Projects Program, and will effect substantial improvements in the physical and non-physical aspects of the Target Projects; and those activities are consistent with the Authority's other plans and expectations regarding the Target Projects, including other measures to be financed out of existing and proposed funding from sources other than TPP funds such as regular operating subsidies and Modernization funds, so that all such activities will constitute a well-coordinated effort for comprehensive improvement of the physical and non-physical aspects of the Target Projects; and

WHEREAS, the proposed TPP Plan includes activities and funding to satisfy maintenance, and other needs, of the projects which cannot otherwise be satisfied out of the Authority's regular operating funds, it is expected that, upon the completion of the proposed TPP Plan, the projects will be substantially improved in regard to both routine and extraordinary maintenance, and other needs, than would otherwise have been possible within regular operating funds.

WHEREAS, with respect to those activities included in the proposed TPP Plan which are to be continued after the period specified for completion of the Plan, it will be possible to sustain such activities thereafter without the need for additional special HUD funding, providing a reasonable amount of operating subsidies are available to the Authority; and

WHEREAS, the San Francisco Housing Authority understands that the TPP funds to be used under the TPP Plan, as finally approved by HUD, are required to be used only for the purpose specified therein; that those purposes are intended to effect improvements, over and above the present condition and operations of the Target Projects and any other improvements which can reasonably be carried out without the use of such TPP funds; and the San Francisco Housing Authority will therefore maintain at least its present level of support for the project out of funds other than TPP funds, and will make every effort to effect greater economy and efficiency in the use of such other funds; and

WHEREAS, in implementing the proposed TPP Plan, the San Francisco Housing Authority will not significantly deviate therefrom, except pursuant to changes approved in advance by HUD; and

WHEREAS, the proposed TPP Plan includes the maximum of feasible measures, within the funding available, to effect such changes in the San Francisco Housing Authority's management policies, procedures and practices as are necessary for the sound and efficient management of the Target Projects; and

WHEREAS, in view of certain deficiencies in the manpower available and/or need for staff training for the Target Projects, the proposed TPP plan includes all feasible measures necessary to remedy those deficiencies and assure a more sound and efficient management of the projects; and

WHEREAS, the San Francisco Housing Authority understands that HUD will prescribe additional procedures for the Target Projects Program; the Authority will comply with all such procedures considered reasonable; and will make timely and complete submission of all reports required by HUD with regard to TPP activities and funds; and

WHEREAS, the San Francisco Housing Authority has reviewed the assurances of additional support submitted with its proposed TPP Plan; such assurances are sufficient to substantiate those elements of support from sources other than the San Francisco Housing Authority and HUD which are reflected in the Plan; and the Authority believes that such additional support will actually be provided, as called for by the Plan; and

WHEREAS, the San Francisco Housing Authority has reviewed with local government officials the specifics of the local government's obligations under the Cooperation Agreement to furnish certain services to the Target Projects; the San Francisco Housing Authority is satisfied that the local government will meet all of such obligations; and the San Francisco Housing Authority is further satisfied that the local government will provide any additional support specified in the TPP Plan; and

WHEREAS, the San Francisco Housing Authority understands that, pursuant to Section 16(2) of the U. S. Housing Act of 1937, it is required to pay prevailing wage rates to all maintenance laborers and mechanics employed in the administration of the projects, and that this requirement is applicable to any tenants employed by the San Francisco Housing Authority in connection with the implementation of the TPP; and

WHEREAS, the Target Projects Program funds will be held separate and apart from the San Francisco Housing Authority's regular operating funds, as an augmentation to the operating reserve; and the San Francisco Housing Authority will disburse and use such funds only for the Target Projects Program tasks to be approved by HUD, in strict accordance with funding control procedures to be prescribed by HUD; and

WHEREAS, the San Francisco Housing Authority understands and agrees that, if HUD at any time determines that the San Francisco Housing Authority is not satisfactorily performing its undertakings under the Target Projects Program, then HUD may, in its sole discretion, reduce or terminate further funding for the program; and in such case the remaining TPP funds will be disposed of in one of the following ways, as directed by HUD:

(1) Retained by the San Francisco Housing Authority for credit to its regular operating budget, in which case HUD will reduce operating subsidy payments otherwise due the San Francisco Housing Authority by the same amount, or

(2) Remitted to HUD to be applied to reduce the debt service contribution to the San Francisco Housing Authority. The San Francisco Housing Authority further agrees to abide by any further reasonable rules and procedures to be prescribed by HUD in regard to such reduction or termination of TPP funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the San Francisco Housing Authority Commission formally requests approval of this application from the Office of the Assistant Secretary for Housing Management of HUD.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary stated the Commission had passed a Resolution relating to the Target Projects Program Part A Application, and is now being asked to consider and vote on the Part B Application for the Program. Secretary noted several briefing sessions had been held among all interested and effected parties and groups, and that the application represents a method of applying the funds for the rehabilitation of the Hunters Point area. Secretary referenced a number of support letters had been received from various groups indicating their interest in the program, and specifically acknowledged PHTA's letter of support. . .

Commissioner Wallace asked if HUD's concerns about the Part A Resolution had been cleared. Deputy Executive Director stated a letter formally setting forth the concerns had been received from the Area Director. Secretary stated the Part B Resolution incorporated the HUD concerns and that the Resolution before the Commission had not changed substantially from that which had been presented to the Commissioners last week. Commissioner Boswell questioned the changes the third paragraph on Page 2 of the Resolution. Secretary explained the paragraph clarified the fact that if there are to be changes in the Authority's program, those changes will have to be approved by HUD. Commissioner Boswell referenced discussions which had taken place prior to the meeting and suggested that approval of the document should be subject to review before its implementation.

Counsel stated his understanding of Commissioner Boswell's statement was that the Commissioner was, in effect, asking if passage of the Resolution meant Commission approval in principle only, while reserving the privilege of reviewing any changes that might be made. Commissioner Boswell stated he was speaking of the program itself and that the Resolution only states that the Authority is proposing the Program. Should the situation arise that changes would have to be made, to what extent is the Authority tied to the Resolution. Commissioner Wallace stated her opposition to passage of the Resolution at this time in view of some of the changes which had been made in the Resolution which was presented last week. Commissioner Boswell referred to the large sums of money involved and expressed his desire to protect the Housing Authority. Counsel stated the primary way of protecting the Authority was to review the document with Staff which had reviewed the contents of each section of the proposal with the tenants and some of the Commissioners.

Commissioner Walter moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan M. Byrnes	NAYS:	Mrs. Cleo Wallace
	Mr. Stephen Walter		
	Rev. Hamilton T. Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mr. Martin Helpman		

Acting Chairman declared said motion carried.

10. ADJOURNMENT:

Acting Chairman then declared the meeting be adjourned at 10:50 A.M.

_____
Acting Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, April 24, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, April 24, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary, Executive Director
Walter L. Scott, Deputy Executive Director
John E. Sullivan, Counsel

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Mr. Donald Canter, San Francisco Examiner
Mr. Larry Liebert, San Francisco Chronicle
Ms. Ethel McCarrell, Hunters View,
Vice President, PHTA
Ms. Sarah Williams, Chairperson, Alice Griffith
Tenants Association, PHTA
Ms. Dolores Lee, Potrero CIA, PHTA
Ms. Linda Gibson, League of Women Voters
Mr. Percy Pinkney, Office of the Governor
Mr. John Rogers, Housing Coordinator,
Department of Social Services
Ms. Julia Commer, EOC
Ms. Ruby Owens, Hayes Valley, EOC
Mr. Ted Frazier, CSC
Mr. Michael Palmquist, San Francisco
State University
Ms. Virginia Baker, Neighborhood Foundation
Mr. Reuse Des Taube, Neighborhood Foundation
Mr. Richard Baker, Neighborhood Foundation

Ms. Bettye Simon, Community Streetwork Center
Mr. Henry Igumigar, Community Streetwork Center
Mr. Ralph Hodge, Hayes Valley
Ms. Helen Robertson, Yerba Buena
Ms. Rebecca Purnel, PHTA

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the Day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the Minutes of the Regular Commission Meeting of April 10, 1975, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

REQUEST FOR USE OF SPACE - HAYES VALLEY TENANTS ASSOCIATION: Secretary read a letter signed by the President and Vice President of the Hayes Valley Tenants Association, Mrs. Olivia Martin and Mrs. Ruby Owens, which requested the use of a vacant one-bedroom unit at 314 A Haight Street as a meeting place for the Hayes Valley tenants. Secretary then read Staff's recommendation denying the request because of a need of the unit for housing purposes and the availability of community meeting spaces nearby, although the closest available space, the John Muir Elementary School, a distance of one block from the project, has been temporarily closed for earthquake modernization. Commissioner Wallace suggested the Commission grant the use of a unit until the John Muir facilities are completed and re-opened in September, 1975. The Commission concurred and Staff was instructed to make arrangements to secure a meeting space within the Hayes Valley project on a temporary basis.

6. REPORT OF SECRETARY:

SECTION 8 LEASED HOUSING CONFERENCE: Secretary noted Commissioner Wallace and three members of staff had attended the two-day conference, April 14,15, 1975. Commissioner Wallace stated she was pleased with the conference, its turn out, and the information which was presented. She particularly singled out the "Finders Keepers" policy incorporated within the Section 8 program and expressed her doubts as to its workability in San Francisco. Secretary continued the discussion regarding the "Finders Keepers" policy stating that under the regulations, it is permissible for a tenant to, in effect, "find" the apartment he currently occupies as desirable under the Section 8 plan, but such an action would do nothing in terms of increasing the housing supply in San Francisco. Secretary, too, expressed his doubts as to the plan's workability. Secretary referenced a telephone call from a large banking institution this date, during which a number of questions were posed by the banking official, indicating the apparent confusion among private interests as to how the Section 8 Leased Housing Plan would work.

NAHRO-HOUSING PRODUCTION AND MANAGEMENT COMMITTEE: Deputy Executive Director summarized the April 16th meeting, stating the agenda included discussion regarding the Section 8 Program, the status of Housing Management Improvement programs and the Target Projects Program, the management provisions of the 1974 Housing Act, the HUD-HEW program for Social Services funding arrangements and the NAHRO Certification Program for on-site public housing managers. Deputy Executive Director stated Mr. Ken Cavanaugh, San Francisco Housing Authority Controller, had presented a San Francisco Alternative to the Performance-Oriented Funding System and that it had been enthusiastically received by the members who had unanimously voted to support the plan and to submit their recommendation to the Board of Governors.

NAHRO-BOARD OF GOVERNORS: Secretary stated he had attended the Board of Governors meeting in Salt Lake City. The group had heartily supported the San Francisco Alternative and urged its nationwide distribution among all Housing Authorities and interest groups to bring about increased awareness of the problems connected with the HUD funding system. Secretary then presented, for the record, a prepared statement further emphasizing the workability of the San Francisco Alternative.

"SUBJECT: ALLOCATION OF HUD OPERATING SUBSIDIES TO HOUSING AUTHORITIES

For your information, I would like to bring you up to date on the status of the new HUD policy of allocating operating subsidies to Housing Authorities in connection with the conventional public housing program. As you know, the San Francisco Housing Authority, along with the Boston and Newark Housing Authorities, testified before Senator Sparkman's Senate Subcommittee on Housing and Urban Affairs, on March 11, 1975 in opposition to HUD's proposed new so-called Performance-Oriented Funding System for distributing operating subsidies to Housing Authorities. In spite of strong testimony before the Senate Subcommittee against the proposed new system, HUD proceeded to implement the new plan effective with those Housing Authorities with fiscal years starting on April 1, 1975. Since our fiscal year starts on October 1st, we will not come under the new system until October 1, 1975.

Although the official report of the Senate Subcommittee, covering the full testimony of all participants, including the Under Secretary of HUD, has not been published, we have been informally advised that Senator Sparkman's Subcommittee members, particularly Senator Brooke from Massachusetts, has had meetings and discussions with the new HUD Secretary, Carla Hills, concerning the question of adequate HUD funding to cover operating subsidies for Housing Authorities. We are informed the new HUD Secretary has given assurance to the Senate Subcommittee that the newly implemented HUD system would be reviewed and re-evaluated and would be changed at any time that improvements to the system could be determined.

In the San Francisco testimony at the Senate Subcommittee on March 11, 1975, it was clearly pointed out that the proposed HUD system was not practical in relating available HUD appropriated funds for operating subsidies, to the real needs of Housing Authorities, but there were alternate methods that would be much better, and two such alternatives were included in our testimony. The first alternative system that we proposed was defined as a Fair Market Rent method which would relate to HUD's proposed method of allocating HUD annual contributions to support their new Section 8 Leased Housing program. The San Francisco Alternative method to use a Fair Market Rent system, as described in our prepared written testimony at the hearings, was received by members of the Senate Subcommittee with considerable favor and interest, and we were requested to submit a more detailed description of the way the Fair Market Rent alternative method would actually work. Mr. Cavanaugh, our Controller, prepared the requested additional paper which was officially filed as a supplement to the written testimony as first prepared for the Senate hearings.

In addition to the narrative description of the San Francisco Alternative, Mr. Cavanaugh has developed worksheets to show, line by line, how the San Francisco Alternative compares with HUD's newly implemented method, and how it compares the HUD contributions which will be allocated under the new Section 8 program. Copies of the new "Comparison Analysis" worksheets are attached to show how the San Francisco Alternative system would work out for San Francisco, Boston and Newark. The worksheets disclose that conventional public housing projects could operate, with sufficient operating funds to maintain all projects in a completely adequate standard of condition, provide sufficient funds to catch up on

all deferred maintenance and other non-routine needs, build operating reserves back to normal maximum and have funds left over to return to HUD in the form of residual receipts, all accomplished with two-thirds (2/3) of the amount of HUD contributions which they have established as standard allowance to cover their new Section 8 program in the same locality as the public housing operation as described above. In other words, our conventional public housing could be brought back to a high standard of operation with no financial problems, on two-thirds of the cost to HUD of the new Section 8 program.

NAHRO, through its National Production and Management Committee, and its Board of Governors, has now taken a strong interest in San Francisco's Alternative proposal. NAHRO has passed resolutions to support the system and is currently planning a meeting with HUD Secretary Carla Hills, to present the advantages of the San Francisco proposal over the HUD system."

Secretary summarized by stating: "All we are asking of HUD is to receive the same treatment it intends to give the private investor under the Section 8 Leased Housing Program."

Chairman congratulated Staff in producing the Alternative and suggested that in addition to the many groups which should be informed of the Plan, the National Building Trades Council of the AFL-CIO should be included. Secretary responded that many such national groups are automatically included to receive various documents but that the real problem lies in getting various groups to even read the material and that perhaps through the personal efforts of the Chairman, he could better inform the national labor interests. The Chairman concurred and stated he would follow through with the suggestion.

A brief discussion of the technical aspects of the Alternative followed and Commissioner Wallace suggested a series of meetings could be set up to inform interested groups as to the exact differences between the HUD Performance-Oriented Funding System and the San Francisco Alternative Plan. The Commission concurred.

7. REPORT OF COUNSEL:

CALDWELL VS. SAN FRANCISCO HOUSING AUTHORITY: Counsel stated an appeal by the attorneys representing Mr. Caldwell had been denied by the Appellate Court, thereby affirming the trial court's decision that there had been no racism or denial of right of free speech on the part of the Housing Authority in its termination of Mr. Caldwell's employment with the Housing Authority.

8. UNFINISHED BUSINESS:

RESPONSE TO THE POTRERO CITIZENS IMPROVEMENT ASSOCIATION REGARDING KITCHEN MODERNIZATION: Secretary referenced a letter which had been presented to the Commission at the meeting of April 10 by Mrs. Dolores Lee, Chairperson, Potrero Citizens Improvement Association in connection with the kitchen modernization program at Potrero. Secretary stated Commissioner Walter had instructed Staff to prepare a response for presentation at today's meeting. Secretary read the letter of response.

Ms. Dolores Lee addressed the Commission and stated her displeasure regarding the response. Ms. Lee questioned the reasoning behind budgeting stoves with vents in one area and not in Potrero, and, further, she reiterated her conviction that the tenants had been told that the work would be done by force account and now it appears, from the response to her letter, that the work will be submitted for bids a third time.

Secretary stated the stoves had been chosen by a majority of the tenants and that Staff had acted on the will of the majority. It is likely that not all the tenants will approve of any one choice, but the fact that a majority of the tenants did approve of the choice allowed staff to follow

through with the choice of that particular stove. Secretary stated Staff does its job in the interests of the tenants and budgetary concerns and that no one tenant group has a "veto power" over the majority opinion. Secretary affirmed the difficulty in getting parts for the stove and indicated that Staff has been instructed to pursue all possible sources for parts. If it has been determined that there are no available parts, from whatever source, then an attempt to replace those stoves will have to be made.

Mr. Ron Atkielski, Modernization Department Staff, stated that perhaps there had been a misunderstanding, as previously mentioned by the Executive Director. It was Mr. Atkielski's understanding that the tenants had been told that possibly the work would be done by force account, but not that force account would be the only way to do it.

Secretary instructed the Chief of Maintenance to inspect each stove which was not working properly, particularly in light of potential danger to the tenants. Commissioner Wallace stated the Chief of Maintenance had inspected many of the stoves and each time had told the tenants that no parts could be found and, further, that Ms. Lee was referring to a particular model stove which had been placed in the North Beach and Bernal projects, and that the tenants did not want that model because of the problems the other tenants were having. It was determined that the stoves in question had been part of the first installation under the modernization program in 1969.

Ms. Lee questioned the decision to go to bid a third time in that there is no guarantee a bid would be received within the budget. Secretary responded that although there would be no guarantee to either the tenants or Staff that a low-bidder could be found this third time, an attempt would be made. If it becomes known from this third bidding, that it would be impossible to perform the work by anything other than force account, then Staff will recommend use of force account.

Deputy Executive Director noted attempts are being made to convince HUD to increase the budget for the work in that the original budget was prepared some time ago and no allowance for inflation had been included.

Ms. Lee stated the tenants are tired of waiting for kitchen modernization, that the plan had been introduced some time ago and that it appeared difficult to get a commitment from the Housing Authority. Secretary stated the Housing Authority, too, is tired of waiting, tired of waiting for additional monies from HUD, for new programs to enable Staff to perform the necessary services for the tenants, and concluded by firmly stating that while Staff makes mistakes and readily admits to them, the Executive Director and the Housing Authority and the Commission will not take a back seat position in terms of the efforts which are continually being made on behalf of the tenants.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1977
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO SAN DIEGO, CALIFORNIA TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL'S ANNUAL CONFERENCE, MAY 17-21, 1975
* *

RESOLUTION NO. 1977
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO SAN DIEGO, CALIFORNIA TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL'S ANNUAL CONFERENCE MAY 17 - 21, 1975
* *

WHEREAS, the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials will hold its Annual Conference at the Sheraton-Harbor Island Hotel in San Diego, California on May 17-21, 1975; and

WHEREAS, this Authority deems that the attendance of such Commissioners and Staff as the Commission and Executive Director may indicate at the Annual Conference is essential to the conduct of its low-rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and Staff as the Commission and Executive Director may indicate be authorized to travel to San Diego, California to attend the Pacific Southwest Regional Council's Annual Conference, May 17-21, 1975.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Approved as to Form:

John E. Sullivan

John E. Sullivan, Counsel
San Francisco Housing Authority

Date April 23, 1975

Commissioner Byrnes moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan M. Byrnes		
	Dr. Amancio G. Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo F. Wallace		Rev. Hamilton Boswell
	Mr. Martin Helpman		

Chairman declared said motion carried.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 10:50 A.M.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, May 8, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, May 8, 1975.

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1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary, Executive Director
Walter L. Scott, II, Deputy Executive Director
John E. Sullivan, Counsel

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Mr. Gene Suttle, Area Director, Western Addition, A-2
Mr. Robert Reece, San Francisco Redevelopment Agency
Ms. Ruby N. Owens, EOC, PHTA
Ms. Linda Gibson, League of Women Voters
Rev. Marvin Chandler, San Francisco Council of Churches
Mr. Donneter E. Lane, San Francisco Council of Churches
Mr. John E. Rogers, Housing Coordinator
Department of Social Services
Mr. George Lee, Tel-Hi Community Center
Ms. Ethel McCarrell, Vice President, Hunters View
Tenant Association
Ms. Judy McCabe, PHTA
Ms. Sylvia Wallace, Hunters Point A
Ms. Florine Johnson, Hunters Point A
Ms. Lillian Robinson, Hunters Point A
Ms. Mollie A. Knox, Hunters Point A
Ms. Dorothy Mae Wells, Hunters POint A
Ms. Sarah Williams, Chairperson, Alice Griffith
Tenants Association
Ms. Evelyn Darnes, Vice Chairman, Alice Griffith
Tenants Association

Ms. Josephine Dixon, Alice Griffith
Ms. Mabel Stokes, Alice Griffith
Ms. Rose Bud Lewis, Alice Griffith
Ms. Nettie M. Brown, Alice Griffith
Mrs. A. Manning, Alice Griffith
Ms. Christine Neal, Alice Griffith
Ms. Estell Faith, Alice Griffith

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the Day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved that the Minutes of the Regular Commission Meeting of April 24, 1975, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

Secretary presented a letter from the Hunters View Tenants Association addressed to the Chairman, requesting the new Multi-Purpose Center, which is scheduled to be officially opened on May 25, 1975, be dedicated in memory of Rev. Samuel Eugene Engram. Rev. Engram was a member of the original planning council for the Multi-Purpose Center. Commissioner Byrnes moved the request be granted. Commissioner Boswell seconded. Unanimously carried.

6. REPORT OF SECRETARY:

PERSONNEL MANUAL:

The Chairman noted the Personnel Committee had reviewed the revised Personnal Manual and had distributed the document to the full Commission. The Chairman stated the manual may now be distributed to Staff.

TASK GROUP ON PUBLIC HOUSING OPERATING SUBSIDY:

Secretary stated the Controller, Mr. Ken Cavanaugh, had attended a Task Group Meeting regarding Public Housing Operating Subsidy in Washington, May 6, 1975 and referenced a complete written report of that meeting which had been presented to the Commission for review. The written report referenced the purposes of the meeting (review and make recommendations concerning the San Francisco Alternate Plan for allocating operating subsidies, review and make recommendations on the HUD proposal as published in the April 16, 1975 Federal Register, and make recommendations for additional NAHRO action relating to public housing operating subsidy) and the actions taken by the Task Group.

Following presentation of the report, Secretary noted the total support NAHRO has given to the San Francisco Alternate and its intent to distribute the Alternative to every Housing Authority in the country, all public interest groups and every member of Congress. The Secretary stated this approach is much like the one used several years ago in connection with obtaining increased operating subsidies and modernization funds. Secretary complimented Mr. Cavanaugh for his knowledge and ability in putting the San Francisco Alternative together. Generally, Secretary continued, we are asking HUD to give public housing authorities the same treatment in determining operating subsidy as HUD is willing to give private enterprise and that this same method be used for all conventional public housing.

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

CAL 1-26: SCATTERED SITES:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. (Exhibit)

* * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 1749 RELINQUISHING THREE PUBLIC HOUSING SITES TO THE SAN FRANCISCO REDEVELOPMENT AGENCY

* *

RESOULTION NO. (Exhibit)
* * * * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 1749 RELINQUISHING THREE PUBLIC HOUSING SITES TO THE SAN FRANCISCO REDEVELOPMENT AGENCY
* *

WHEREAS, this Authority proposes to construct low-rent Housing Units for family and Senior Citizens on Scattered Sites, in the Western Addition Redevelopment Area A-2; and

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco at its regular meeting August 17, 1967, adopted Resolution No. 1563 approving sites in said area; and

WHEREAS, Resolution No. 1563 was amended by Resolution No. 1749 August 27, 1970 to include minor boundary, administrative changes and additional sites for family and elderly units; and

WHEREAS, because of changes in development policies in the City of San Francisco, the Redevelopment Agency now requests to relinquish three Public Housing Sites earlier reserved for the development of large Public Housing family units and for Senior Citizens in the Western Addition Redevelopment Area A-2; and

WHEREAS, the Commission of the San Francisco Housing Authority desires to continue to cooperate with development procedures affecting the San Francisco Redevelopment Agency:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Resolution No. 1749 be amended to reflect deletion of the following three Public Housing Sites:

	Parcel Number	Block	Lot Number	Square Foot Area
#1 -	E-2	684	23, 24, 26, 27, 28, 29, 30, 31, 32	27.087.5
#2 -	17	684	20, 21, 22	7.642.5
#3 -	25	724	25, 26, Portions of 24, 27, 31	13.575

2. That the Executive Director is hereby authorized to make a thorough analysis and feasibility study of the buildings to be rehabilitated offered to this Authority by the Redevelopment Agency in exchange for the sites to be relinquished.

3. That the Redevelopment Agency will provide an exchange for Site-17, either in a site exchange or in rehabilitated structures for large families.

4. That the Executive Director be and he hereby is authorized and directed to do all things necessary and proper to obtain approval from the Department of Housing and Urban Development to pursue this directive and the use of the reserved funds for CAL 1-26 for the purpose of this Resolution.

Secretary referenced a letter dated February 26, 1975 from the Redevelopment Agency which asked the San Francisco Housing Authority to relinquish three sites, previously assigned to the Authority by the Redevelopment Agency, in exchange for two sites which contain buildings, which, according to the Redevelopment Agency, could be rehabilitated to house elderly low-income tenants. Secretary noted the matter had been referred to the Site and Design Committee of the Commission, Commissioners Byrnes and Ergina, for review.

The Chairman of the Site and Design Committee, Commissioner Byrnes, presented a written report to the Commission and summarized the material contained therein by detailing the exact location of the Authority-controlled sites and the proposed exchange sites, the general condition of the existing buildings on the exchange sites, and the plans the Redevelopment Agency has for the Authority-controlled sites, should Commission approval be granted. The Commissioner concluded by stating the Site & Design Committee's recommendation to the Commission, following its investigation and tour of the sites in question, is to grant the request of the Redevelopment Agency.

Following a question from Commissioner Walter regarding the rehabability of the buildings being offered by the Redevelopment Agency, Commissioner Byrnes read the second paragraph under "...Be It Resolved..." of the Resolution:

> "2. That the Executive Director is hereby authorized to make a thorough analysis and feasibility study of the buildings to be rehabilitated offered to this Authority by the Redevelopment Agency in exchange for the sites to be relinquished."

Chief of Planning/Modernization, Mr. Evert Heynneman, stated he and other staff members had accompanied the Committee on its tour of the buildings, and it was Staff's opinion that rehabilitation of the buildings is feasible pending a thorough analysis by an engineering firm, which analysis would include estimated costs involved. Commissioner Boswell referenced current involvement of his Church's congregation in a rehabilitation project and stated his conviction that any recommendation to the Commission should contain a complete engineering survey, and further, the Commissioner stated that if the Housing Authority is to relinquish three sites, the act should be contingent upon the feasibility of rehabing the buildings and a guarantee from the Redevelopment Agency that the buildings are in sufficient state of repair to warrant rehab. He indicated the Executive Director should be instructed to proceed in this manner. Commissioner Walter concurred and stated he would not vote if in doing so, he would be approving the proposed trade.

Deputy Executive Director stated the Commissioners are being asked to vote on relinquishing the sites to the Redevelopment Agency and that the Housing Authority, through an ACC, has funds which have been committed by HUD for Phase I of the Scattered Sites project and by relinquishing the three sites, the Housing Authority would still retain control over Phase II of the program, which, in turn, would be dependent upon securing funds from HUD to construct on the sites.

Upon an introduction by Deputy Executive Director, Mr. Gene Suttle, Area Director, Western Addition, A-2, addressed the Commission. Mr. Suttle recalled the keen interest on the part of the Western Addition community itself, WAPAC and the Redevelopment Agency to retain the existing Victorian buildings in the neighborhood. As a result of this interest, twelve sites have been cleared for public housing construction. Mr. Suttle stated the Redevelopment Agency will continue to work with Housing Authority Staff to evolve exchange sites, if necessary, but that the Agency had already discussed the exchange of two sites and had offered two buildings for rehabilitation. Mr. Suttle noted the sites had originally been earmarked to be offered to the general public but that the community wanted to retain subsidized housing in the Gough-Franklin Corridor and therefore the offer was being made to the Housing Authority.

Commissioner Walter s' ted the Housing Authority would be giving up part of its housing inventory with no assurances from the Redevelopment Agency that the buildings are indeed able to be rehabilitated. Commissioner Boswell stated the Housing Authority is not "against" cooperating with the Redevelopment Agency, and he, in fact, is in favor of public housing construction on the sites involved, but not without "getting something in return" for relinquishing the sites, and this exchange to occur simultaneously.

Mr. Suttle replied his Agency is under certain time constraints and referenced the increased deterioration of the buildings should they be left in their present condition much longer. Mr. Suttle referenced the cooperation the Redevelopment Agency had given the Housing Authority in clearing some twelve sites for public housing construction some time ago, and that had the Housing Authority been able to construct on the sites, a valuable housing resource would have resulted.

Commissioner Wallace, acknowledging the stated time constraints, suggested perhaps an engineering study could be made on the two buildings being offered by the Redevelopment Agency within the next two weeks. Commissioner Walter reaffirmed his intention not to vote and his desire to have the sites transferred in fee simple to the Housing Authority whether or not the Authority is ready to build on them. "They are cleared for public housing but we do not own them," he stated. Commissioner Wallace stated she would rather refer the matter to the Site and Design Committee to "come up with something constructive", that the matter dates back to 1967 and in view of the need for four and five bedroom units, the community is suffering as long as a decision is pending.

Deputy Executive Director referenced Resolution No. 1749, which would be amended should the Commission approve the now pending request, and stated that certain administrative changes had been made as a result of that Resolution which gave the Housing Authority a total of thirty sites on which to build. However, HUD had said no funds were available for construction of four-to-six bedroom units. Now, the Deputy Executive Director continued, the Commission is being presented with an opportunity to use certain of those sites and buildings for public housing. Again, Commissioner Boswell stated his approval of the total program, his involvement in the Western Addition community, and his firm stand that the Housing Authority receive "something in return" for relinquishing the sites. The Commissioner complimented the Site and Design Committee for the thoroughness of its report and the efforts which the Committee had made and then moved that the Resolution be tabled, that the matter be returned to the Site and Design Committee and the Executive Director with instructions to draw up a statement guaranteeing the Housing Authority a fair exchange for relinquishing the sites, and further, that this report should be presented to the Commission at the next meeting. Commissioner Walter seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

9. NEW BUSINESS:

TRAVEL:

Secretary stated a telephone poll of the Emergency Travel Committee of the Commission had been conducted on April 30 and May 1, 1975, and that ratification of the following Resolution is now in order.

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1978

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C. TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS TASK GROUP ON PUBLIC HOUSING OPERATING SUBSIDY MEETING MAY 6, 1975

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RESOLUTION NO. 1978
* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D. C. TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' TASK GROUP ON PUBLIC HOUSING OPERATING SUBSIDY MEETING, MAY 6, 1975
* *

WHEREAS, the National Association of Housing and Redevelopment Officials' will hold a meeting for members of the NAHRO Task Group on Public Housing Operating Subsidy on May 6, 1975; and

WHEREAS, the purpose of the meeting is to:

1. Review and make recommendations on San Francisco's alternative proposal for allocating operating subsidies.

2. Review and make recommendations on HUD's proposed regulations on their "Performance Funding System" as published in the Federal Register on April 16, 1975.

3. Make recommendations for additional NAHRO action relating to Public Housing Operating Subsidy; and

WHEREAS, the Deputy Executive Director, who is Co-Chairman of the NAHRO Task Group, is unable to attend the May 6, 1975 meeting, this Authority deems, that in the absence of the Deputy Executive Director, the attendance of the Controller at the aforementioned meeting on May 6, 1975 is essential to the conduct of its low rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Controller's travel to Washington, D. C. on May 6, 1975 to attend the aforementioned meeting is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this authorization shall become effective immediately.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

TARGET PROJECTS PROGRAM:

Following Resolution introduced by Commissioner Walter:

RESOLUTION NO. 1979

* * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE TARGET PROJECTS PROGRAM MODERNIZATION PROGRAM APPLICATION AS PROPOSED FOR FUNDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

* *

RESOLUTION NO. 1979

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE TARGET PROJECTS PROGRAM MODERNIZATION PROGRAM APPLICATION AS PROPOSED FOR FUNDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Commission has reviewed the San Francisco Housing Authority's proposed Target Projects Program Modernization Program Budget, the Modernization Work Program, the Modernization Organization and Staffing Plan, and the Modernization Management Plan, approves the same and directs that it be formally submitted for HUD approval; and

WHEREAS, the Modernization application represents a realistic work program which can actually be carried out as submitted, including full achievement of all milestones as specified in the application, barring circumstances which cannot be foreseen at the present time; and that the Authority will make every effort so as to assure full and timely implementation of the application, as finally approved by HUD; and

WHEREAS, the San Francisco Housing Authority shall comply with all reasonable policies, procedures and requirements, prescribed by HUD for the Modernization Program; and

WHEREAS, the estimated Modernization costs cannot be funded from the current operating funds; and

WHEREAS, the proposed work items meet HUD's criteria for eligible Modernization funding; and

WHEREAS, the Modernization funds requested represent the San Francisco Housing Authority's best estimate of Modernization costs within the TPP area; and

WHEREAS, the San Francisco Housing Authority, to the greatest extent feasible, shall provide training and employment opportunities to tenants of the Target Projects; and

WHEREAS, the San Francisco Housing Authority shall correct, to the greatest extent possible, any management practices which may adversely affect the successful and timely completion of the Modernization work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the San Francisco Housing Authority Commission formally requests approval of this application from the Department of Housing and Urban Development.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary stated the Resolution represented the culmination of a series of actions, all under severe time constraints imposed by HUD, and that passage of the Resolution would complete the Housing Authority's application to obtain funds for the rehabilitation of Hunters Point.

In response to Commissioner Walter's statement that the Resolution should merely request funds rather than set forth a policy decision, Secretary stated every housing authority involved in the Target Projects Program must proceed in this manner, as prescribed by HUD, and that the application, in effect, seeks some $15 Million. Commissioner Walter questioned the best use of the funds. Secretary recalled the agreement between then Secretary of HUD, James Lynn, and Mayor Alioto wherein 191 units of public housing were to be demolished in the Hunters Point Area and stated that the $15 Million was to be used in the rehabilitation of the entire Hill.

Deputy Executive Director recalled the process whereby the Commission had approved the TPP Part "A" Application and stated that this Modernization package, while a separate application, is part of the total TPP Part "B" Application. Secretary, responding to Commissioner Walter's question as to where demolition fit into the Application, stated the Mayor, through the Community Development program, had agreed to supplement the Housing Authority's TPP funds in order to accomplish the "patterned demolition", and eventual rehabilitation of the entire Hunters Point Area, and further, the tenants had been involved in the evolution of the plan.

Commissioner Wallace expressed her annoyance at what appeared to be confusion on the part of some regarding the content of the TPP Part "B" application and stated no one should give approval on something he does not understand, and further, that if the Commissioners do not understand the document, then certainly the tenants cannot be expected to understand it. Commissioner Walter referenced the April 7th letter from the Public Housing Tenants Association wherein the organization voiced its support of the Target Projects Program. A copy of that letter is in the Part "B" Application. Commissioner Wallace referenced the April 29th meeting wherein the tenants were presented the large Part "B" Application for review and were expected to do so in a matter of hours. The Commissioner stated the tenants who live in the Hunters Point area are very much concerned and want to understand what is going to happen to them as a result of this program.

Secretary stated the Housing Authority had been pushed by HUD to complete a program for use of the funds prior to May 1, that a series of meetings with various tenant groups and individuals had been held and that the Application represented Staff's understanding of the tenants desires and wishes regarding rehab and modernization of the Hunters Point Area. Secretary continued by referencing an April 10th letter from Mr. James Price which, in part, read as follows:

> "Area Office Review: In reviewing the TPP proposals and monitoring LHA performance, Area Office Staff should be looking for evidence that the LAH has established some mechanism for resident involvement. Specifically, does the LHA: 1) Inform residents on an ongoing basis of the program requirements and developments, 2) Allow resident input into TPP process and seriously consider this input, 3) Provide ongoing channels of communication with residents, whether formally or informally, 4) Plan for resident employment to the maximum extent feasible. Because of the tight time constraints imposed by the Target Projects Program, all LHAs may not be able to accomplish the above in terms of initial program planning. We recognize this limitation and will take it into consideration when we review and approve applications..."

Commissioner Stephen Walter moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded.

Commissioner Boswell stated he did not want to feel "married" to every word of the Application, expressed his doubts that the Authority will receive all of the $15 Million, and suggested the record show that should anything less than $15 Million be received, the entire matter should be returned for discussion with the tenants, thereby approving the Resolution in principle only. Secretary and Commissioner Walter both acknowledged Commissioner Boswell's concerns and indicated the HUD letter of April 10th guaranteed the flexibility of the program. Commissioner Boswell stated he would vote for adoption of the Resolution contingent upon discussions with the tenants should less than $15 Million be received. Commissione. Walter stated that if the $15 Million is not received, there should be no demolition at all.

Commissioner Wallace stated the proposed allocation of funds does not include any provisions for the rest of the public housing projects, that there is no finalized relocation plan, the matter of the corporation yard is not included; further, she would not vote to pass the Resolution.

Commissioner Walter called for the question and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	Mrs. Cleo Wallace
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mr. Martin Helpman		

Chairman declared said motion carried.

Commissioner Boswell indicated he had voted for the Resolution after stating his concerns and that members of the audience appeared not to understand why the Commission had passed the Resolution. The Commissioner suggested members of the audience be offered an opportunity to address the Commission.

Ms. Florine Johnson, Ms. Lillie Robinson and Ms. Mollie Knox all stated the tenants still do not know what is going to happen to them, where they are going to be moved and how many times, which buildings are going to be torn down and if the tenants are going to be moved back into the apartments they are in now.

Deputy Executive Director stated firmly the tenants, at a meeting held January 22, had been fully advised of the patterned demolition plan and specifically, the exact buildings scheduled for demolition (all nine three-story buildings, among others, and none of the row houses) that the tenants in the Hunters Point A row houses would be moved twice (once into a temporary location and then back to their apartments) and that no commitment had been made to the balance of the tenants in terms of returning to the exact location in which they are now. The Deputy Executive Director continued by stating no buildings other than those specified in Resolution No. 1959, which the tenants had agreed to, would be demolished, that no private interest is going into the Hunters Point Area and that the buildings in question are owned by the Housing Authority and no one else.

Responding to questions from Commissioner Walter as to where the tenants would be temporarily relocated, the Deputy Executive Director responded the Transference/Demolition/Relocation program had built into it a needs survey. Such a survey would result in a listing of the desires and wishes of the tenants regarding the relocation matter and further, that the final decision would be made by both the tenants and staff.

Reverend Marvin Chandler of the San Francisco Council of Churches offered the services of his group to the tenants and to Staff in order to reassure the tenant population of the Hunters Point Area of their involvement in the decision-making process regarding relocation.

Deputy Executive Director acknowledged the Reverend's suggestion and stated the program included a mechanism for tenant review and input, that a meeting had been held on April 29 just before the document was sent to HUD, that HUD had suggested changes just yesterday, and that still another meeting was being set up to discuss the nature of the needs survey with the tenants.

Commissioner Boswell stated the main concern of the Authority will be to minimize disruptions to families involved in relocation and that it must be remembered that the families involved are those who have lived most of their lives on the Hill so that, naturally, there is fear and confusion among them and that the Reverend Chandler's suggestion was certainly a good one to assist in assuring the tenants that all possible efforts will be made to insure their safety and comfort during the relocation process.

Deputy Executive Director suggested the needs survey should be conducted prior to any such meeting to determine the exact number of people involved. There are 192 families involved in the buildings to be demolished, but some 1,000 plus families will be involved in temporary relocation. Again, Reverend Chandler offered to help in reassuring the tenants they would not be "kicked out with no place to go".

Ms. Evelyn Darnes, Vice Chairman, Alice Griffith Tenants Association, stated her concerns regarding her fellow tenants and if they would be moved back into their own units. Deputy Executive Director stated that under the severe time constraints, Staff had been forced to make decisions that involved as much tenant input as time allowed and that the needs survey would determine specifically, if the tenants would prefer to relocate or return to a newly rehabilitated unit. The Deputy Executive Director stated HUD has indicated that insufficient funds are available to finance more than one move in many cases.

Commissioner Wallace stated the changes that were made in the Modernization package should have been pointed out to the tenants as soon as they occurred. Deputy Executive Director responded the changes had been suggested by HUD only last Friday, May 2. Commissioner Wallace referenced Resolution No. 1959 which enunciated the Commission Policy to protect the tenants' desires to continue to make their homes in the Hunters Point Area. Chairman Evankovich stated the changes in the Modernization package were ordered by HUD. Deputy Executive Director stated the package was modified in accordance with the desires of the tenants.

Commissioner Walter observed there appears to be a time lag in communicating any changes to the tenants. Deputy Executive Director replied that in deference to the Staff, some of the audience members who were voicing disapproval of the Staff's actions had not attended the meetings which were held for the tenants and concluded by stating increased attention would be given to communicating with the tenant organizations.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 11:25 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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Minutes

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS
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Regular Meeting Held:
Thursday, May 22, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, May 22, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman:

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Mr. Enid Sales, San Francisco Redevelopment Agency
Mr. Robert Reece, San Francisco Redevelopment Agency
Ms. Essie Collins, Western Addition Project Area Committee
Mr. Benny Stewart, Western Addition Project Area Committee
Mr. Donald Canter, San Francisco Examiner
Mr. Larry Liebert, San Francisco Chronicle
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Gertrude Williams, President PHTA
Ms. Ethel McCarrell, Hunters View, PHTA
Ms. Rebecca Purnell, PHTA
Ms. Sarah Williams, Chairperson, Alice Griffith Tenants
Ms. Evelyn Darnes, Alice Griffith
Ms. Louise Muldor, Alice Griffith
Ms. Betty J. Steed, Alice Griffith
Ms. A. Manning, Alice Griffith
Ms. Jerline Jenkins, Alice Griffith
Ms. W. Faye Burgie, Alice Griffith
Ms. Mary Williams, Alice Griffith

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved that the Agenda be the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell moved that the Minutes of the Regular Commission Meeting of May 8, 1975, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

FILIPINO-AMERICAN COUNCIL OF SAN FRANCISCO:

Secretary introduced a letter addressed to the Executive Director from the Filipino-American Council of San Francisco requesting the support of the Housing Authority Commission in its efforts to secure funding from the Community Services Administration. The funds are to be used for a project to establish a Community Food and Nutrition Program in the South of Market and Lower Mission areas of San Francisco. Commissioner Ergina stated the purpose of the Council is to unite the various Filipino factions throughout the City and that the project itself would benefit some 20,000 low to moderate income citizens of all ethnic backgrounds who live in the South of Market Area. Secretary noted the Council, in addition to the proposed nutrition program, would provide various social services to the area. Commissioner Ergina moved the Commission support the funding application of the Filipino-American Council. Commissioner Boswell seconded. Unanimously carried.

6. REPORT OF SECRETARY:

ALICE GRIFFITH TENANTS ASSOCIATION: USE OF SPACE:

Secretary stated a formal request from the Alice Griffith Tenants Association had been received requesting the use of a ground level dwelling unit for community space. The matter had been considered and in view of the difficulty in leasing a ground level unit, it is Staff's recommendation that the request for use of the unit be granted on a temporary basis. Secretary commented that temporary approval is recommended because arrangements are being made with the San Francisco Unified School District for the use of the Bret Harte Elementary School and also, that the Alice Griffith Tenants would have access to a multi-purpose center in the immediate area should the necessary construction funds be obtained through approval of the Authority's TPP program.

Commissioner Boswell asked if the Alice Griffith Tenants Association differs from PHTA. It was explained by the Secretary that all projects have tenant groups which in turn make up the total Public Housing Tenants Association. The Commissioner stated this would then indicate the request by the Alice Griffith Tenants Association is also supported by the Public Housing Tenants Association. Commissioner Wallace affirmed the statement and returned to the matter of the proposed multi-purpose center asking if it was clear that the center was going to be built. Secretary responded the center was part and parcel of the entire TPP package and if the entire TPP funding were obtained, the center would be built. If, on the other hand, a lesser amount of money is secured, Staff would again meet with all tenant groups involved to determine a list of priorities in that certain items would have to be eliminated from the original proposal to correspond with whatever money becomes available. Secretary stated the current HUD budget is designed to pay off all utility bills around the country, take care of Section 8, modernization and finance operating subsidies. The Secretary continued by stating his doubts that the funds available would cover all the aforementioned items and fund all of the TPP programs at their actual levels of need.

Commissioner Byrnes asked when the Authority would know the amount to be awarded under the TPP program. Deputy Executive Director responded that Assistant Secretary, H. R. Crawford, is scheduled to announce the decisions on June 30, 1975 for second round TPP Authorities.

Commissioner Boswell moved that the request of the Alice Griffith Tenants Association be granted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich Mrs. Joan Byrnes Mr. Stephen Walter Rev. Hamilton Boswell Dr. Amancio Ergina Mrs. Cleo Wallace Mr. Martin Helpman	NAYS:	None

Chairman declared said motion carried.

Following the vote, representatives of the Alice Griffith Tenants Association expressed their dissatisfaction that the Commission had granted only temporary use of the unit and indicated they had had trouble in making arrangements for use of the Bret Harte Elementary School. Deputy Executive Director responded that it is Staff's responsibility to talk with the Unified School District Officials to insure their continued involvement in the Cooperation Agreement, and that in concurrence with the tenants' concerns, the public school meeting facilities should definitely be made available to residents of public housing. Commissioner Boswell addressed the tenants and stated the group would have use of the space in the project until definite arrangements are made and until the tenants are satisfied.

PHTA'S MOTHERS' DAY LUNCHEON:

Secretary referenced the First Annual Mothers' Day Luncheon which was sponsored by the Public Housing Tenants Association on Sunday, May 11, 1975 and referred to Commissioner Wallace's participation in the event. The Commissioner suggested Mrs. Gertrude Williams, President of PHTA, make a statement. Mrs. Williams stated she was very pleased with the results of this first city-wide PHTA-sponsored activity and she thanked Commissioner Ergina for his musical presentation at the event. Mrs. Ethel McCarrell, Vice President, PHTA, concurred in Mrs. Williams' enthusiasm and stated for the information of the audience, Commissioner Wallace had received the Mother of the Year Award and Ms. Sarah Williams of Alice Griffith had received the Woman of the Year Award. The ladies received a round of applause. Commissioner Wallace concluded by thanking those previously mentioned in addition to Commissioner Helpman, the Executive Director and the Staff of the Housing Authority.

SAN FRANCISCO LUNG ASSOCIATION:

Commissioner Walter stated he is a Director of the San Francisco Lung Association, and as a spokesman for the group, offered the services of the association to public housing tenants. The services would consist of making available information regarding lung diseases, their warning signs and treatment. The Association is prepared to offer these services free of charge and any participation on the part of family tenants and senior citizens would be on a voluntary basis. The Commissioner sought the reaction of the Commissioners.

Commissioner Boswell stated the Housing Authority has always sought cooperation from other Departments and private agencies as well for anything that would enhance the welfare of the tenants. Secretary stated the program could be handled through the Family Tenant Services Department and the Senior Citizens Social Services Department and concurred that the services of the Lung Association would make a fine contribution to the Authority's efforts to provide social services to its tenants.

Commissioner Boswell moved the Commission go on record as welcoming the cooperation of the San Francisco Lung Association within its operations. Commissioner Wallace seconded. Unanimously carried.

NAHRO-PACIFIC SOUTHWEST REGIONAL COUNCIL'S ANNUAL CONFERENCE:

Secretary announced the Deputy Executive Director, Mr. Walter L. Scott, II's election to the Office of President of the Pacific Southwest Regional Council of NAHRO, and stated several commissioners had attended the conference. Commissioner Wallace stated she was pleased with the conference and with the Deputy Executive Director's appointment. However, the Commissioner did express concerns over the Section 8 Program, stating that it would not work in San Francisco, particularly with reference to the "finders-keepers" policy which appears to be designed to assist moderate income families and not poor people. The Commissioner pointed out the growing "power play" on the part of Redevelopment Agencies to merge with Housing Authorities and expressed her conviction that this should not be allowed to happen in San Francisco as it had in Oakland and her hope that the Deputy Executive Director, as President of the Pacific Southwest Regional Council, would agree and work to avoid the situation. The Commissioner stated that with the exception of the Executive Director's comments, no one at the Commissioners' Day during the conference spoke to public housing problems, that the program seemed to be designed for Redevelopment Agencies only.

Commissioner Boswell stated his concern over the future of public housing amid the confusion of the "clever effort" to merge separate entities within the Community Development program and the Section 8 program. The Commissioner acknowledged the presentation of the Controller, Mr. Ken Cavanaugh, at the conference who had been"extremely critical" of the entire system and specifically, the confusing words and phrases being used by HUD. Commissioner Boswell concluded by stating: "I hope we can hold on until we get a change in Administration."

10. ADJOURNMENT:

The Chairman temporarily adjourned the meeting at 10:30 A.M. to be reconvened at the call of the Chair at the conclusion of the Annual Meeting.

* * * * * * * * * * * * *

The Commission of the Housing Authority of the City and County of San Francisco reconvened in regular session at the office of the Authority, 440 Turk Street in the City of San Francisco at 10:50 A.M., Thursday, May 22, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

Commissioner Wallace left the meeting at 10:50 A.M.

8. UNFINISHED BUSINESS:

CAL 1-26: SCATTERED SITES:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1981
* * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 1749 RELINQUISHING THREE PUBLIC HOUSING SITES TO THE SAN FRANCISCO REDEVELOPMENT AGENCY AND ADDING THREE SITES IN EXCHANGE
* *

RESOLUTION NO. 1981
* * * * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 1749 RELINQUISHING THREE PUBLIC HOUSING SITES TO THE SAN FRANCISCO RE-DEVELOPMENT AGENCY AND ADDING THREE SITES IN EXCHANGE
* *

WHEREAS, this Authority proposes to construct low-rent Housing Units for family and Senior Citizens on Scattered Sites, in the Western Addition Redevelopment Area A-2; and

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco at its regular meeting August 17, 1967, adopted Resolution No. 1563 approving sites in said area; and

WHEREAS, Resolution No. 1563 was amended by Resolution No. 1749 August 27, 1970 to include minor boundary, administrative changes and additional sites for family and elderly units; and

WHEREAS, because of changes in development policies in the City of San Francisco, the Redevelopment Agency now requests to relinquish three Public Housing Sites earlier reserved for the development of large Public Housing family units and for Senior Citizens in the Western Addition Redevelopment Area A-2; and

WHEREAS, the Commission of the San Francisco Housing Authority desires to continue to cooperate with development procedures affecting the San Francisco Redevelopment Agency:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Resolution No. 1749 be amended to reflect deletion of the following three Public Housing Sites:

	Parcel Number	Block	Lot Number(s)	Square Foot Area
#1 -	E-2	684	23, 24, 26, 27, 28 29, 30, 31, 32	27,087.5
#2 -	17	684	20, 21, 22	7,642.5
#3 -	25	724	25, 26, Portions of 24, 27, 31	13,575

2. That in exchange for the three sites relinquished the following three sites be approved for the use of family and elderly units:

	Block	Lot Number(s)	Square Foot Area
#1 -	724	4, 5, 6, 7, 8, 9, 10 and portions of lots 11 and 3	18,700
#2 -	744	12	9,453
#3 -	744	13	9,453

3. That the Executive Director is hereby authorized to cause a thorough analysis, economic feasibility and structural study of the buildings presently on sites 12 and 13 in Block 744 for the purpose of establishing the propriety of rehabilitating these units.

4. That if proven to be economically and structurally feasible, the Executive Director be and is hereby authorized and directed to do all things necessary and proper to obtain approval from the Department of Housing and Urban Development to acquire the buildings either in a rehabilitated form or to be rehabilitated for the use of Senior Citizens Housing.

5. That if #4 proves to be unfeasible, the Executive Director be and he is hereby authorized to take all steps necessary to demolish the existing structures and explore new construction of the units involved.

Commissioner Byrnes, Chairman of the Site and Design Committee recalled the concerns expressed by the Commission at the meeting of May 8, 1975 and presented a follow-up report to the Commission. The report stated the Committee had again met with the Redevelopment Agency, that comparable sites had been offered by the Agency in exchange for Housing Authority-controlled sites, and that rehabilitation of the buildings on the exchange sites will be subject to an "extensive evaluation of the premises and an economic feasibility study to be made by competent structural engineering and other staff personnel". Secretary stated confirmation of the meeting had been received from the Redevelopment Agency by way of a letter dated May 19, 1975.

Commissioner Byrnes stated the Committee is satisfied that the concerns of the Commission have been met and moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan Byrnes
Mr. Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio Ergina
Mr. Martin Helpman

EXCUSED: Mrs. Cleo Wallace

Chairman declared said motion carried.

Commissioner Wallace returned to the meeting at 11:00 A.M.

TRAVEL:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1982

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS BOARD OF GOVERNORS MEETING, JULY 17-18, 1975

* *

RESOLUTION NO. 1982

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS BOARD OF GOVERNORS MEETING, JULY 17-18, 1975

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a Board of Governors Meeting, July 17-18, 1975, in Washington, D. C.; and

WHEREAS, the Executive Director is a member of the Board of Governors; and

WHEREAS, this Authority deems that the attendance of the Executive Director at the aforementioned meeting on July 17-18, 1975 is essential to the conduct of its low-rent operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to travel to Washington, D. C., to attend the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this authorization shall become effective immediately.

Secretary stated he does not intend to travel to Washington in July unless there is a specific request from NAHRO officials but that the Secretary would like authorization to attend in anticipation of such a request.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan Byrnes
Mr. Stephen Walter
Rev. Hamilton Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

Chairman declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1983

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS COMMITTEE MEETING ON HOUSING PRODUCTION AND MANAGEMENT ON JULY 15-16, 1975 AND THE BOARD OF GOVERNORS MEETING IN WASHINGTON D.C., ON JULY 17-18, 1975

* *

RESOLUTION 1983

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C., TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS COMMITTEE MEETING ON HOUSING PRODUCTION AND MANAGEMENT ON JULY 15-16, 1975 AND THE BOARD OF GOVERNORS MEETING IN WASHINGTON, D. C., ON JULY 17-18, 1975

* *

WHEREAS, the National Association of Housing and Redevelopment Officials Committee on Housing Production and Management will meet in Washington, D. C., on July 15 and 16, 1975; and

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a Board of Governors meeting in Washington, D. C., on July 17 and 18; and

WHEREAS, the Deputy Executive Director is President of the Pacific Southwest Regional Council of NAHRO, a member of both the Board of Governors and the Housing Production and Management Committee; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director at the aforementioned meetings in Washington, D. C., is essential to the conduct of its low-rent operations:

WHEREAS, the expenses involved (2 days each) are to be distributed between PSWRC of NAHRO and the San Francisco Housing Authority:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Deputy Executive Director be authorized to travel to Washington, D. C., to attend the aforementioned meetings.

II. That travel time, expenses and per diem be apportioned between the PSWRC of NAHRO and the San Francisco Housing Authority (2 days each.)

III. That this authorization shall become effective immediately.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich Mrs. Joan Byrnes Mr. Stephen Walter Rev. Hamilton Boswell Dr. Amancio Ergina Mrs. Cleo Wallace Mr. Martin Helpman	NAYS:	None

Chairman declared said motion carried.

COMMENDATION:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1984

* * * * * * * * * * *

COMMENDATION - MISS IRENE B. NICHOLS

* *

RESOLUTION 1984
* * * * * * * * * * * * *

C O M M E N D A T I O N

MISS IRENE B. NICHOLS
* * * * * * * * * * * * *

WHEREAS, Miss Irene B. Nichols did enter the employ of the San Francisco Housing Authority on June 1, 1951; and

WHEREAS, Miss Nichols, during her tenure of 24 years did faithfully and diligently discharge her duties and responsibilities as a Senior Account Clerk for this Authority; and

WHEREAS, Miss Nichols has gained the respect of the Commission of this Authority, the Staff and her fellow employees for her loyalty, efficiency and dedicated service; and

WHEREAS, Miss Nichols will reach the mandatory retirement age of 65, at the end of this month and will retire from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 22nd day of May, 1975, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Miss Nichols its deep appreciation for her many years of service, and its warmest wishes for a long, happy and healthy retirement.

Secretary acknowledged the presence of Miss Nichols. Miss Nichols addressed the Commission and warmly thanked the Commission, the Executive Director, Counsel and her "many bosses" over the years. She stated she had enjoyed working at the Housing Authority and expressed her best wishes to the Commission and Staff. Miss Nichols' comments were met with a round of applause. Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Ergina seconded. Unanimously carried.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 11:30 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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Minutes

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Annual Meeting Held:
Thursday, May 22, 1975 - 10:30 A.M.

440 Turk Street
San Francisco, California

The Thirty Seventh Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco was held in the office of the Authority at 440 Turk Street in the City of San Francisco, at 10:30 A.M., Thursday, May 22, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio Ergina, Commissioner
Mrs. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Mr. Enid Sales, San Francisco Redevelopment Agency
Mr. Robert Reece, San Francisco Redevelopment Agency
Ms. Essie Collins, Western Addition Project Area Committee
Mr. Benny Stewart, Western Addition Project Area Committee
Mr. Donald Canter, San Francisco Examiner
Mr. Larry Liebert, San Francisco Chronicle
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Gertrude Williams, President, PHTA
Ms. Ethel McCarrell, Hunters View, PHTA
Ms. Rebecca Purnell, PHTA
Ms. Sarah Williams, Chairperson, Alice Griffith Tenants
Ms. Evelyn Darnes, Alice Griffith
Ms. Louise Muldor, Alice Griffith
Ms. Betty J. Steed, Alice Griffith
Ms. A. Manning, Alice Griffith
Ms. Jerline Jenkins, Alice Griffith
Ms. W. Faye Burgie, Alice Griffith
Ms. Mary Williams, Alice Griffith

3. ANNUAL REPORTS OF COMMISSION COMMITTEES:

The Chairman referenced the Standing Committees of the Commission, the Commissioners who make up each Committee and asked the Committee members to present their annual reports.

Commissioner Boswell, Chairman of the Legislative Committee, stated he would like to delete that Committee's report from the Minutes. Secretary acknowledged the Commissioner's statement and indicated the Committee Reports do not necessarily have to be a part of the Annual Meeting.

Commissioner Walter, Chairman of the Finance Committee, in submitting the Committee's report to the Commission stated to the Secretary: "I don't know how you are going to get through the year," to which the Secretary responded: "Adjustments will be made." The Finance Committee's report is as follows:

"The operating budgets for both the owned conventional low rent projects and the leased housing program for the current fiscal year were submitted to HUD based on Authority needs determined with the assistance of evaluations by Authority Department Heads and Project Area Managers and as approved by the Finance Committee and the full Board of Commissioners. HUD disapproved the conventional low rent operating budget as first submitted by the Authority on the basis of lack of sufficient operating subsidy funds to cover the requested operating expenses. The operating budget was then reworked to conform to an updated HUD policy release covering the amount of available operating subsidies based on an arbitrary formula allowing a maximum increase in operating expenses of 11.5% for the past three years to cover inflation increases in costs, whereas actual inflation for the past three years in San Francisco exceeded 34%. The revised budget was resubmitted to conform to the HUD arbitrary funding formula and was approved by HUD. The following reflects the budget information as first submitted to HUD and as finally approved:

OWNED LOW RENT PROJECTS
(7160 Units)

	Budget Approved By Commission	Budget as Approved by HUD
Opr. Receipts excluding HUD contributions	$ 4,985,700	$ 5,206,020
Total Oper. Expenses	$13,936,090	$10,350,170
Deficit before HUD Opr. Subsidy contr.	$ 8,950,390	$ 5,144,150
Reserves contributed to Deficit	-0-	$ 575,455
HUD Opr. Subsidy contr. to deficit	$ 8,950,390	$ 4,568,695
Reserves at 9/30/74	$ 829,673	$ 1,243,121
Est. Reserves at 9/30/75	$ 829,673	$ 667,666

LEASED HOUSING PROGRAM
(1150 Units)

	Budget Approved By Commission	Budget as Approved By HUD
Opr. Receipts excl. HUD contributions	$ 695,920	$ 695,920
Total Opr. Expenses	$ 2,628,470	$ 2,638,410
Deficit before HUD contr.	$ 1,932,550	$ 1,942,490
Basic HUD contr. to Deficit	$ 1,364,328	$ 1,364,328
Opr. Sub. HUD contr. to Deficit	$ 568,222	$ 592,649
Residual Receipts to apply to Reserves	-0-	$ 14,487
Reserves at 9/30/74	$ 121,058	$ 120,951
Est. Reserves at 9/30/75	$ 121,058	$ 135,438

/s/ Stephen Walter - Chairman

/s/ Amancio Ergina - Commissioner

Commissioner Wallace, Chairman of the Personnel Committee, stated she would present the Committee's Report at the next Commission Meeting.

Commissioner Boswell, acknowledging Commissioner Wallace's action stated his request for deletion of the report was based on a technical matter in that the Committee had not met during the past year. The Commissioner did acknowledge Legislative participation on the part of Staff, referring to that participation as being "very, very good", and singled out the Executive Director and Controller's participation in the Senate Hearings in Washington as "outstanding". The Commissioner concluded by stating the Legislative participation "just did not reach the Commission level".

Chairman stated that Committees not presenting reports should do so at a later date.

3. NEW BUSINESS:

BYLAWS:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1980
* * * * * * * * * * *

RESOLUTION ADOPTING BYLAWS
AS AMENDED MAY 22, 1975
* * * * * * * * * * * * * * *

RESOLUTION NO. 1980
* * * * * * * * * *

RESOLUTION ADOPTING BYLAWS
AS AMENDED MAY 22, 1975
* * * * * * * * * * * * * * * *

BE IT RESOLVED, by the Housing Authority of the City and County of San Francisco:

That the following Bylaws be and they are hereby adopted and approved as and for the Bylaws of the Housing Authority of the City and County of San Francisco:

BYLAWS OF THE HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO

ARTICLE I: THE AUTHORITY:

Section I: Name of Authority:

The name of the Authority shall be "Housing Authority of the City and County of San Francisco".

Section II: Seal of Authority:

The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization and shall otherwise correspond in form and design to the representation impressed hereon. (Adopted 1/6/49)

Section III: Office of Authority:

The offices of the Authority shall be at 440 Turk Street in the City and County of San Francisco, State of California, but the Authority may hold its meetings at such place as may be designated by the Chairman. (Adopted 4/15/48)

ARTICLE II: OFFICERS:

Section I: Officers:

The officers of the Authority shall be a Chairman, a Vice Chairman and a Secretary.

Section II: Chairman:

The Chairman shall preside at all meetings of the Authority except as otherwise authorized by Resolution of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At such meetings, the Chairman shall submit such recommendations and information as he may consider proper concerning the business affairs and policies of the Authority.

Section III: Vice Chairman:

The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman and in the case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties as are imposed on the Chairman until such time as the Authority shall select a new Chairman.

Section IV: Secretary:

The Secretary shall be the Executive Director of the Authority and, as Executive Director, he shall have general supervision over the administration of its business and affairs, subject to the direction of the Authority. He shall be charged with the management of the housing projects of the Authority.

As Secretary, he shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purposes, and shall perform all duties incident to this office. He shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

The Secretary shall also be the Treasurer of the Authority. As Treasurer, he shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority, in such bank or banks, or such other depository as the Authority may, in accordance with law, direct. Except as otherwise authorized by Resolution of the Authority, he shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. Except as otherwise authorized by Resolution of the Authority, all such orders and checks shall be countersigned by the Chairman or Vice Chairman. He shall keep regular books of accounts, receipts and expenditures, and shall render to the Authority at each regular meeting (or more often when requested) an account of his transactions and also of the financial condition of the Authority. He shall give such bond for the faithful performance of his duties as the Authority may determine.

The compensation of the Secretary shall be determined by the Authority, provided that a temporary appointee selected from among the Commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

Section IV, a: Additional Officers and Assistant Officers:

The Authority may, by Resolution, appoint such officer or officers or assistant officer or officers and define the duties of such officer or assistant officers as the Authority may by such Resolution determine.

Section V: Additional Duties:

The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the Bylaws or rules and regulations of the Authority.

Section VI: Election or Appointments:

The Chairman and Vice Chairman shall be elected at the Annual Meeting of the Authority from among the Commissioners of the Authority and shall hold office for one year or until their successors are elected and qualified, provided, however, that the first Chairman shall hold office until the expiration of his term as Commissioner.

The Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section VII: Vacancies:

Should the offices of Chairman or Vice Chairman become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint as aforesaid.

Section VIII: Additional Personnel:

The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authorities Law of California and all other laws of the State of California applicable thereto. The selection and compensation of such personnel (including the Secretary) shall be determined by the Authority subject to the laws of the State of California.

ARTICLE III: MEETINGS:

Section I: Annual Meeting:

The Annual Meeting of the Authority shall be held on the fourth Thursday of May at 10:30 O'Clock, A.M., at the regular meeting place of the Authority. In the event such date shall fall on a legal holiday, the Annual Meeting shall be held on the next succeeding business day. No notice shall be required for the holding of such Annual Meeting. (Adopted 3/21/68)

Section II: Regular Meetings:

Regular meetings shall be held without notice at the regular meeting place of the Authority on the 2nd and 4th Thursdays of each month, at 10:00 A.M., unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding secular business day. (Adopted 3/21/68)

Section III: Special Meetings:

Special Meetings may be called by the Chairman or by three Commissioners, for the purpose of transacting any business of the Authority, and notice thereof shall be mailed to each Commissioner at least 48 hours before such meeting. All of the meetings of the Commissioners of this Authority whether regular or special shall be open to the public except meetings involving personnel matters. (Adopted 5/22/75)

Section IV: Quorum:

The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Four Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present. (Adopted 5/22/75)

Section V: Order of Business:

At the regular meetings of the Authority the following shall be the order of business:

1. ROLL CALL
2. VISITORS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
5. GENERAL COMMUNICATIONS
6. REPORT OF SECRETARY
7. REPORT OF COUNSEL
8. UNFINISHED BUSINESS
9. NEW BUSINESS
10. ADJOURNMENT

All Resolutions shall be in writing and shall be copied in a journal of the proceeding of the Authority. (Adopted 5/22/75)

Section VI: Manner of Voting:

The voting on all questions coming before the Authority shall be by Roll Call, and the ayes and nays shall be entered upon the Minutes of such meeting. (Adopted 5/22/75)

ARTICLE IV: AMENDMENTS:

Section I: Amendments to Bylaws:

The Bylaws of the Authority shall be amended only with the approval of at least four of the members of the Authority at a regular or special meeting held or called in the manner provided herein. (Adopted 5/22/75)

ARTICLE V: COMPENSATION OF COMMISSIONERS

Section I: Compensation of Commissioners:

The Commissioners of the Authority shall comply with the provisions of Health and Safety Code Section 34274, as amended from time to time, in the area of matters involving per diem payments at no more than four meetings per month, travelling and subsistence expenses incurred in the discharge of duties. A meeting means any regular or special meeting of the Commission or any specially called meeting of a Standing Committee of the Commission. (Adopted 5/22/75)

ARTICLE VI: CONFLICT OF INTEREST:

Section I; Conflict of Interest

The Commissioners and employees of the Authority shall comply with the provisions of Health and Safety Code Section 34281 and Government Code Sections 1090 et sequitur and Section 3610 et sequitur, as amended from time to time, in the area of matters involving possible conflict of interest. (Adopted 5/22/75)

Secretary stated the Resolution amending the Bylaws contained several revisions most of which merely reflected the expansion of the Commission from a five to seven member unit. Secretary asked Counsel Sullivan to present a summary of the proposed revisions. Counsel confirmed the Secretary's statements and proceeded to point out the specific changes in the Bylaws.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio G. Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

4. ELECTION OF OFFICERS:

The Chairman announced the next order of business was the election of officers for the ensuing year and that nominations for same were now in order.

Commissioner Walter moved the Chairman, Mr. George Evankovich, be re-elected as Chairman. Commissioner Ergina seconded.

Commissioner Boswell then addressed the Commission and stated: "This Commission has had a practice of rotating its Chairman. I personally see no reason why we should change that policy. It is a good policy. Everyone on this Commission is a busy person in other areas of life. Every one of us has the ability and the knowledge to be the Chairman. In all due respects to Commissioner Evankovich, this is not against him personally, only that he has been Chairman for one year, it is time we have other Chairpeople. I'm going to tell it all. Commissioner Byrnes came to me and asked me to support her. I agreed because she was next in line to be Chairperson. She then came to me and said there was illness in her family and that she was withdrawing. The next person in line is Cleo Wallace. I can't see any reason why she should not be Chairman. There is not a Commissioner sitting at this table who knows more about the San Francisco Housing Authority than Cleo Wallace. We should reject the motion which has been made and continue the policy of the San Francisco Housing Authority or else be forced to explain why we don't want a tenant to be Chairman of this group."

When the Chairman responded by stating there was a nomination on the floor, Commissioner Boswell nominated Commissioner Wallace to be Chairman. There was no second to the nomination. Commissioner Boswell stated: "Why are we changing our policy. Let's put it on the table."

Counsel Sullivan stated the Commission is dealing with one nomination only. Commissioner Boswell stated: "It will be ramrodded through."

The Chairman summarized the proceedings and stated a nomination had been made and seconded; another nomination had been placed before the Commission but had not been seconded, and that therefore the election should be held. He concluded by asking: "Am I not correct?" Commissioner Boswell called for a point of order and demanded to know "why we are changing our policy."

Counsel responded by stating that while there have been precedents, there is nothing in the Bylaws or the law itself indicating the rotation of Chairman and that it is strictly a matter of personal opinion of each Commissioner. Commissioner Boswell stated Counsel's response "evaded the question". Chairman rephrased Counsel's statements in the form of a question: "Is there anything in the Bylaws of this Commission where a person cannot be Chairman twice?" Counsel reiterated his statement that it is a matter of personal opinion among the Commissioners. The Chairman stated: "That satisfies me. I don't want to violate any law."

Commissioner Boswell continued by stating there is an unwritten policy of the Commission and that this is a change in the Commission's policy. The Commissioner asked the Chairman directly: "Why are you running again for Chairman of this Authority? We are all entitled to know." The Commissioner then suggested the Chairman step down.

The Chairman responded: "I don't want to. If I get voted out of here that is the way it is. The Commission has now officially nominated George Evankovich and it was seconded by Dr. Ergina." Commissioner Boswell again called for a point of order and stated: "The Chairman does not preside over his own election."

Chairman then turned the meeting over to the Vice Chairman, Commissioner Byrnes who asked if there were further nominations. There were none, the nominations were closed and the vote was taken. Upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	Rev. Hamilton Boswell
	Mrs. Joan Byrnes		Mrs. Cleo Wallace
	Mr. Stephen Walter		
	Dr. Amancio Ergina		
	Mr. Martin Helpman		

Vice Chairman declared said motion carried.

The Vice Chairman then called for nominations for Vice Chairman. Commissioner Boswell nominated Commissioner Wallace for the Office of Vice Chairman. There was no second. Chairman Evankovich nominated Vice Chairman Byrnes. Commissioner Walter seconded. The Vice Chairman closed the nominations and turned the Chair over to the Chairman who conducted Roll Call. Upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman then declared said motion carried.

5. ADJOURNMENT:

Chairman declared the meeting adjourned at 10:50 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, June 12, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, June 12, 1975.

1. ROLL CALL:

Meeting called to order by the Acting Chairman.

Roll Call found the following members to be:

PRESENT: Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Deputy Executive Director, Acting Secretary
John E. Sullivan, Counsel

2. VISITORS:

Acting Secretary acknowledged the visitors:

Mr. Robert B. Marquis, Marquis and Stoller
Mr. Donald Canter, San Francisco Examiner
Ms. Eve Winterstein, Samoan Association
Ms. Nofoalumoa Tuiasso, Sunnydale
Ms. Aoese Taulaga, Sunnydale
Ms. Tofa Uii, Samoa Tenants Association
Ms. Sarah Williams, Chairperson, Alice Griffith
Ms. Evelyn Darnes, Vice Chairperson, Alice Griffith
Ms. Ethel McCarrell, Hunters View
Ms. Mandy Brown, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Lilliam Robinson, Hunters Point A
Ms. Judy McCabe, President, PHTA
Ms. Dolores Espinoza, PHTA
Ms. Rosalie Romero

3. APPROVAL OF AGENDA:

Commissioner Walter moved that the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

Acting Secretary introduced Mr. Robert Marquis of Marquis and Stoller. Mr. Marquis presented the Commission with a Design Excellence Honor Award which he as the architect of 1750 McAlister Street, had received. Mr. Marquis thanked the Commission for the opportunity to work on the design of the building and expressed his pleasure in being able to present the award to the Commission. The Commissioners unanimously agreed to accept the award and to make the acceptance part of the record.

4. APPROVAL OF MINUTES:

Acting Chairman entertained a motion approving the Minutes of the Regular Commission Meeting of May 22, 1975, as distributed. Commissioner Walter amended the Minutes as follows:

Page 3

SAN FRANCISCO LUNG ASSOCIATION:

Paragraph 1 Should Read:

"Commissioner Walter stated that he is a Director of the San Francisco Lung Association and has been asked by the Directors of that Association to ascertain from the Commission of the Housing Authority and the Staff of the Housing Authority whether they would be receptive to an offer by the Lung Association to give services to senior citizens in low income projects. These services would consist of making available information regarding lung diseases, their warning signs and their therapy. The information would be given by professionals, including doctors, nurses and paramedical personnel. The Lung Association made it clear that they have not formally set up this program but were only interested in finding whether the Housing Authority would like to cooperate."

Commissioner Boswell moved that the Minutes of the Regular Commission Meeting of May 22, 1975, as amended, be approved. Commissioner Walter seconded. Unanimously carried.

Commissioner Walter moved the Minutes of the Annual Meeting of May 22, 1975, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

BID RESULTS - GROUP FINANCING:

Acting Secretary stated bids were received and opened May 28, 1975 on $665,000.00 of temporary financing. The successful bidder was the Bank of America and Bankers Trust Co., @ 3.10% (bidding jointly). The bids ranged from a low of 3.10% to a high of 3.50% as follows:

	%	Premium
Bank of America & Bankers Trust	3.10	17.00
Wells Fargo Bank	3.50	
Morgan Guaranty Trust Co. & Salomon Bros.	3.38	5.00

	%	Premium
First National Bank of Boston & Lehman Bros.	3.34	6.00
United California Bank	3.27	1.00
First National Bank of Dallas	3.37	

All bids were on the entire issue.

The previous financing bid results on April 8, 1975 ranged from a low of 4.23% to a high of 5.40%.

PHTA ELECTION RESULTS:

Acting Secretary stated the Public Housing Tenants Association had held its annual election on May 28 and called on the immediate past Vice President, Ms. Ethel McCarrell, to introduce the newly elected officers. They are as follows:

PRESIDENT:	Ms. Judy E. McCabe Rivera-Great Highway
1st VICE PRESIDENT:	Ms. Evelyn Darnes Alice Griffith
2nd VICE PRESIDENT:	Mr. Ed Montoya
RECORDING SECRETARY:	Ms. Josephine Crebs 1760 Bush Street
CORRESPONDING SECRETARY:	Dolores Espinoza Rivera-Great Highway
TREASURER:	Ms. Gertrude Williams Holly Courts

Acting Chairman expressed the thanks of the Commission to the retiring officers and welcomed the newly elected tenant leaders. The newly elected President of PHTA, Ms. Judy E. McCabe, stated she hoped the organization would be able to contribute more input to Housing operations.

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

ADOPTION OF PERSONNEL MANUAL:

Acting Secretary recalled each Commissioner had received a copy of the proposed Personnel Manual on May 1, that the document had been reviewed by the Personnel Committee of the Commission, Commissioners Wallace and Helpman. Commissioner Walter initiated a discussion by asking the nature of the changes from the previous manual. Assistant Executive Director, Mr. Peter Trimble stated the Manual did not reflect the previous one, in that the revised Manual now before the Commission was prepared by the United States Civil Service staff which used the previous Manual as a point of departure only. The Assistant Executive Director indicated the previous Manual had been too technical and that the revised Manual was meant to be a general outlay of information. When asked by Commissioner Walter if a new employee would be able to fully comprehend all of his

benefits and rights in connection with employment with the Housing Authority, Assistant Executive Director responded each employee is given a detailed explanation of his benefits and rights by the Personnel Department, and further, that each area of interest, for example, pension rights, is further supported by documents pertaining only to that matter. Assistant Executive Director concluded by stating that each Supervisor in the Authority is to be issued a detailed document spelling out the rights and responsibilities of all employees. The Commission directed Staff to forward a complete set of all the documentation a new employee receives to each Commissioner.

Commissioner Wallace continued the discussion by commenting that she is concerned about the implementation of the rules and regulations spelled out in the Personnel Manual in view of some currently employed members of the Authority who are not adhering to the rules. The Commissioner indicated that perhaps the supervisors are not fully aware of the regulations. Acting Secretary stated the Supervisors are constantly being reminded of their responsibilities in terms of close supervision of employees, and that the Personnel Committee of the Commission had on several occasions also participated in disciplinary measures regarding an employee. Commissioner Walter asked if records are kept in disciplinary matters. Acting Secretary responded that copies of all official reprimands are in the particular employee's personnel file.

Commissioner Boswell stated the matter of personnel administration is the responsibility of the Executive Director and indicated his conviction that the Personnel Committee of the Commission should meet from time to time with the Executive Director to insure the proper administration of the policies. Commissioner Walter stated the Executive Director is responsible for hiring qualified people who will adhere to the regulations, and quoted a passage from the revised Personnel Manual supporting his statement. Commissioner Boswell continued by reiterating his conviction that the Executive Director is responsible to the Commission and the Personnel Committee should be involved in such matters. Acting Secretary stated the Executive Director is and always has been ready to meet with any Committee of the Commission at any time, and that the Personnel Committee, since the adoption of the original Personnel Manual in 1967, has been and will continue to be involved in personnel matters.

Commissioner Ergina moved the Commission adopt the revised Personnel Manual. Commissioner Walter seconded. Unanimously carried.

CAL 1-26: SCATTERED SITES: WESTERN ADDITION A-2:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1985
* * * * * * * * * *

RESOLUTION ESTABLISHING A DEVELOPMENT PROCEDURE FOR CAL 1-26 "SCATTERED SITES" IN THE WESTERN ADDITION REDEVELOPMENT AREA A-2
* *

RESOLUTION NO. 1985
* * * * * * * * * * * * * * * *

RESOLUTION ESTABLISHING A DEVELOPMENT PROCEDURE FOR CAL 1-26
"SCATTERED SITES" IN THE WESTERN ADDITION REDEVELOPMENT AREA A-2
* *

WHEREAS, the San Francisco Housing Authority proposes to develop 200 units of low rent Public Housing previously planned as a relocation resource in support of the Redevelopment program in the Western Addition Redevelopment Area A-2 of the City and County of San Francisco; and

WHEREAS, the San Francisco Housing Authority Commission to that effect adopted Resolution No. 1833 at their regular meeting of May 18, 1972, which was amended by Resolution No. 1872 at the regular Commission meeting of May 10, 1973, to reflect a change in date; and

WHEREAS, the Commission desires to construct conventional Public Housing to the maximum extent possible, within the available funds reserved for this project; and

WHEREAS, the Commission acknowledges that inflationary cost of construction will now only permit the construction of 60 large family units within the availablemoney reserved for this project; and

WHEREAS, a new HUD program designated as Section 8 is now available to provide feasibility to permit development and completion of the balance of the originally planned 200 units for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) Resolution No. 1833 and No. 1872 hereby are recinded.

2) That the Executive Director is hereby instructed to immediately proceed with the development of the 60 units under the conventional program, and is hereby authorized and directed to do all things necessary and proper to implement this project.

BE IT FURTHER RESOLVED:

That the Executive Director is hereby directed to request HUD to allocate under Section 8 the remaining 140 units of the original 200 unit program to this Authority.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Acting Secretary stated HUD had informed the Housing Authority by letter of April 25 that the funds previously allotted for CAL 1-26 might be rescinded due to a lack of progress in planning the project. A subsequent meeting was held among representatives of the Housing Authority, the Mayor's Office and the Redevelopment Agency wherein the Housing Authority was asked to seek direction from its Commission as to proceeding with the Development of CAL 1-26.

Acting Secretary continued by pointing out two general policies which might affect the decision of the Commission. Any conventional or Turnkey project must meet the test of financial feasibility and additional annual contributions are not available to help finance the project. Under these conditions, Acting Secretary stated, it is highly unlikely the Authority would be able to construct 90 units under the conventional program. Therefore, staff is recommending 60 units be constructed under the conventional plan and that the Executive Director be directed by the Commission to seek approval to obtain the 140 units remaining in the proposed CAL 1-26 project under the Section 8 Program. When asked by Commissioner Walter if the Housing Authority itself would build the proposed units, Acting Secretary responded that depending upon the Authority's ability to finance the units, it can be designated as the Developer-Owner of the projects.

Commissioner Walter asked about the likelihood of the Authority's being able to construct 60 units under the conventional program with the specified $2,832,166. Acting Secretary responded in the affirmative, stating that the money is available now whereas, in fact, the Section 8 Program financing for new construction is still not certain. Commissioner Boswell expressed his understanding of the program in that the Authority is not giving up "one-inch" of land allocated for the 140 units to be constructed under the Section 8 Program. Commissioner Walter stated the Housing Authority does not own the land; the land is set aside for use by the Authority and that there is no formal contract deeding the land to the Housing Authority. When asked by Commissioner Boswell where the construction of the 60 units might fit into the rehabilitation plan, Acting Secretary responded the rehabilitationplan could become part of the remaining 140 units, that the working drawings are approximately 30% complete and with HUD approval, the bidding process could begin and the Authority would be "under way" by November 1, 1975. Commissioner Wallace asked what the process would be should HUD not approve the Authority's plan to produce 60 units under the conventional plan. Acting Secretary responded that the money would have to be returned to HUD, the various architectural fees would have to be paid, there would be no conventional program and the only alternative would have to be the Section 8 Program. Commissioner Walter asked if the Authority had received any unofficial word as to HUD's acceptance of the plan. Acting Secretary responded in the negative.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Walter seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Acting Chairman declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1986
* * * * * * * * * *

RESOLUTION APPROVING AWARD OF CONSTRUCTION CONTRACT INTERIOR BATHROOM AND KITCHEN IMPROVEMENTS AT POTRERO TERRACE, CAL 1-2
* *

RESOLUTION NO. 1986
* * * * * * * * * * * * * * * *

RESOLUTION APPROVING AWARD OF CONSTRUCTION CONTRACT INTERIOR BATHROOM AND KITCHEN IMPROVEMENTS AT POTRERO TERRACE, CAL 1-2
* *

WHEREAS, on November 22, 1974 and February 27, 1975, the Commission of the Housing Authority of the City and County of San Francisco rejected bids received on October 17, 1974 and February 5, 1975, for the Interior Modernization of Potrero Terrace, Project CAL 1-2; and

WHEREAS, on May 5, 1975, May 7, 1975 and May 12, 1975, the Housing Authority of the City and County of San Francisco re-advertised for bids for the Interior Modernization of Potrero Terrace, CAL 1-2; and

WHEREAS, on June 3, 1975, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

NAME OF BIDDER	BASE BID ONE	BASE BID TWO
M & H Construction	$607,744	$536,491
Henry Tom Construction Co.	$612,500	$546,500
Barsh & Lowy Inc.	$683,486	$613,312
Leon Carlen	$733,800	$639,800

WHEREAS, after review of the latest Modernization Budget, it has been determined that the low bid received for Base Bid One is within the approved budget:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

1. That the construction for Bathroom and Kitchen Improvements under Base Bid One be awarded to the low bidder, M & H Construction.

II. This notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this notice is contingent upon receipt from and approval of the Contractor's Affirmation Action Program.

IV. Upon receipt of the HUD approval and in accordance with the above conditions, the Secretary-Executive Director is hereby authorized and directed to execute a Construction Contract with M & H Construction on behalf of this Authority.

Acting Secretary recalled the Authority had been out to bid four times for the Potrero Kitchen Modernization program and that the most recent bidding is within the approved budget for work to be done. Acting Secretary stated it is Staff's recommendation that the contract be awarded, subject to confirmation of the Company's Affirmative Action program.

Commissioner Boswell acknowledged the Acting Secretary's statement regarding approval of the Company's Affirmative Action program and moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Acting Chairman declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Walter:

RESOLUTION NO. 1987

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO MIAMI BEACH, FLORIDA TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS SOUTHEASTERN REGIONAL COUNCIL'S ANNUAL CONFERENCE JUNE 15-17, 1975

* *

RESOLUTION NO. 1987
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO MIAMI BEACH, FLORIDA TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS SOUTHEASTERN REGIONAL COUNCIL'S ANNUAL CONFERENCE JUNE 15-17, 1975
* *

WHEREAS, the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials will hold its Annual Conference in Miami Beach, Florida commencing June 15, 1975; and

WHEREAS, the Executive Director, as Past President of NAHRO and a member of the Board of Governors has been asked to present the San Francisco Alternative to the Department of Housing and Urban Development's proposed Performance-Oriented Funding System to the members of the Southeastern Regional Council; and

WHEREAS, at its Regular Meeting of April 24, 1975, the Commission heartily supported the San Francisco Alternative and urged its distribution to any and all interested organizations on a nationwide basis; and

WHEREAS, the Southeastern Regional Council will finance transportation and lodging for the Executive Director; and

WHEREAS, this Authority deems that the attendance of the Executive Director at the aforementioned Annual Conference in Miami Beach is essential to the conduct of its low-rent operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to travel to Miami Beach, Florida to attend the aforementioned Annual Conference.

II. That travel time, expenses and per diem be apportioned between the Southeastern Regional Council of NAHRO and the San Francisco Housing Authority.

III. That this authorization shall become effective

Acting Secretary stated the San Francisco Alternative to the proposed Performance Oriented Funding System had been gaining exposure throughout the country through the efforts of Housing Authority staff and the National Association of Housing and Redevelopment Officials and as a result, the Executive Director had been asked by the Southeastern Regional Council of NAHRO to present the plan to its members at their Annual Conference in Miami Beach. Further, Acting Secretary stated, the Southeastern Regional Council had offered to finance the trip.

Commissioner Walter moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Acting Chairman declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1988
* * * * * * * * * *

RESOLUTION OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO APPROVING THE EMERGENCY MODERNIZATION PROGRAM
* *

RESOLUTION NO. 1988

* * * * * * * * * * * * * * *

RESOLUTION OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, APPROVING THE EMERGENCY MODERNIZATION PROGRAM

* *

WHEREAS, the Housing Authority has been notified by the Department of Housing and Urban Development of the availability of Emergency Modernization funds totalling $1,060,750; and

WHEREAS, the Commission has reviewed the San Francisco Housing Authority's proposed Emergency Modernization Program Budget and the proposed Modernization Work Program; and

WHEREAS, the Budget and Work Program represents a realistic program which can be carried out as submitted, including full achievement of all milestones as specified in the application, barring circumstances which can not be foreseen at the present time; and

WHEREAS, the implementation of the Emergency Modernization Program can be achieved with the existing Modernization staff, as listed in line item D-75-1; and

WHEREAS, the San Francisco Housing Authority shall correct to the greatest extent possible, any management practices which may adversely affect the successful and timely completion of the Modernization work; and

WHEREAS, the San Francisco Housing Authority shall comply with all reasonable policies, procedures and requirements, prescribed by HUD for the Modernization Program; and

WHEREAS, the Estimated Modernization costs can not be funded from the current operating funds; and

WHEREAS, the proposed work items meet HUD's criteria for eligibile Modernization funding; and

WHEREAS, the Modernization funds requested present San Francisco Housing Authority's best estimate of these Emergency Modernization items as indicated; and

WHEREAS, the San Francisco Housing Authority, to the greatest extent feasible, shall provide training and employment opportunities to tenants in affected projects:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the San Francisco Housing Authority Commission formally requests approval of this application from the Department of Housing and Urban Development and that the Executive Director is hereby authorized and directed to do all things necessary and proper to implement this Emergency Modernization Program.

Acting Secretary stated the Housing Authority had received word at a NAHRO Workshop in Modesto, March 25, 1975, that there would be some emergency modernization funds available for the San Francisco Housing Authority and that the Authority should apply for the $200,000 which was indicated would be available. Later, the Authority learned an increased amount of $1,000,000 would be available, and still further, learned that an additional $60,750 would be available. Staff was instructed to prepare an application for the funds, limiting the proposed expenditures to those of energy conservation and compliance with Federal, State and Local Laws relating to Health and Safety. HUD also indicated each Housing Authority Commission would be required to pass a Resolution approving the application for the emergency funds. In view of the time constraints, the tenant leaders of the affected projects were sent copies of the transmittal letters to HUD and the application itself. Acting Secretary stressed the priorities listed in the application were taken from those previously established by each of the tenant groups.

Commissioner Wallace asked if additional staff would be required to implement the work, should the application be approved. by HUD. Acting Secretary responded that the work would be sent out to bid as per the usual procedure and that force account would be used if there were no successful bidders. The Commissioner continued and asked if PG&E would have any part in the proposed restoration of the gas pipelines in the projects. Acting Secretary responded that PG&E would serve in a technical advisory capacity in the Authority's efforts to comply with the requirements of the State Public Utilities Commission, and other federal and local regulations.

Commissioner Wallace asked if the "Coordinating Staff" referenced in the application, and particularly the "Community Representative" would be a Representative currently assigned to the Modernization Program. Acting Secretary reiterated existing staff would be used to implement the work and that the program would represent additional duties for those persons assigned to it.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton T. Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Acting Chairman declared said motion carried.

10. ADJOURNMENT:

A discussion followed regarding a Commission Meeting schedule for the summer months. Commissioner Boswell stated he was in favor of reports from certain Department Heads as to the workings of their particular Department when an agenda for a given meeting allowed for such a report. The Commissioner referenced an earlier meeting this year at which he had proposed such reports.

The Commissioners unanimously agreed to recess during the month of July and instructed Staff that such would be done with the provision that should a particular situation require Commission Action, a meeting to conduct the business involved should be called by the Chairman.

Acting Chairman declared the meeting adjourned at 10:45 A.M.

_____
Acting Chairman

ATTEST:

_____
Acting Secretary

DOCUMENTS

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, June 26, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, June 26, 1975.

1. ROLL CALL:

Meeting called to order by the Acting Chairman.

Roll Call found the following members to be:

PRESENT: Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Deputy Executive Director, Acting Secretary
John E. Sullivan, Counsel

2. VISITORS:

Acting Secretary acknowledged the visitors:

Mr. Donald Canter, San Francisco Examiner
Ms. Margaret Spaulding, San Francisco Daily Commercial News
Mr. Don Wegars, San Francisco Chronicle
Ms. Joe Lejanza, San Francisco Redevelopment Agency
Mr. Ronald Lim, San Francisco State University
Ms. Ruby Owens, Chairperson, Hayes Valley Tenants Association, EOC
Ms. Lena Cuajao, PHTA, Hayes Valley
Ms. Sarah Williams, Chairperson, Alice Griffith Tenants Association
Ms. Manning, Alice Griffith
Ms. Evelyn Darnes, Vice President, Alice Griffith Tenants Association
Ms. Betty J. Steed, Alice Griffith
Ms. Dorothy Sims, Alice Griffith
Ms. Mandy Brown, Hunters Point
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Lillian Robinson, Hunters Point A
Ms. Georgia Harris, Hunters Point
Ms. Phoebe Williams, Hunters Point
Mr. Mathew Suralee, Hunters Point
Ms. Mollie Alice Knox, PHTA
Ms. Helen Roberson, PHTA

3. APPROVAL OF AGENDA:

Acting Chairman entertained a motion to approve the Agenda. Commissioner Ergina indicated a report from the Chief of Family Tenant Services should be listed under "Report of Secretary". Commissioner Walter moved the Agenda be approved as amended. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell moved the Minutes of the Regular Commission Meeting of June 12, 1975, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

HOUSING LAW CONFERENCE - LEGAL SERVICES TRAINING PROGRAM SAN DIEGO, CALIFORNIA:

Commissioner Wallace stated she, Mrs. Ethel McCarrell and two other members of PHTA had been invited to the Housing Law Conference. The Conference was organized for the benefit of young attorneys who had recently graduated. The Commissioner and her group served as consultants to the conference and the Commissioner noted all expenses were borne by the Housing Law Conference. Commissioner Wallace stated she was pleased with the results of the Conference although she would like to have seen more attorney delegates from the Bay Area. Several like workshops are being planned for the near future in the San Francisco area and throughout the country.

WESTERN REGIONAL NEIGHBORHOOD HEALTH SERVICES:

Commissioner Wallace stated she had been invited to participate in the Third Annual Conference of the Western Regional Neighborhood Health Services Organization in Seattle, Washington, and that the organization had paid her travel and lodging expenses. The Conference participants are involved in setting up neighborhood health services. Commissioner Wallace extended an invitation to the Commissioners to attend the groundbreaking ceremonies for the Neighborhood Health Center soon to be completed in Potrero Hill. The Commissioner stated she had been actively involved in the organization of this center and was very pleased with the results.

HEAD START PROGRAM:

Commissioner Wallace stated she and the Chief of Family Tenant Services, Mr. Melville Spriggs, and Mrs. Ethel McCarrell, had, at the invitation of Mr. Walter Thompson, Executive Director of the Stanislaus County Housing Authority, toured the child care facilities currently in operation in Modesto. The facilities are designed to accommodate children of all elementary school ages and are specifically for the benefit of the migrant workers who are in the area six months of the year. The Commissioner stated she was pleased with the amount of organization involved and with the success of the program, particularly with reference to the Commissioner's interest in implementing a head start program at Potrero. Chief of Family Tenant Services stated the program needed further study and offered the services of the Family Tenant Services Department in working toward establishing such a facility in the Potrero Area.

NAHRO-SOUTHEASTERN REGIONAL COUNCIL ANNUAL CONFERENCE:

Acting Secretary recalled the Commission had authorized the Executive Director's travel to Miami Beach, Florida to attend the Southweastern Regional Council of NAHRO's Annual Conference. Acting Secretary stated the Executive Director's presentation of the San Francisco Alternative to the Performance-Oriented Funding System had been well received by the LHA membership at the Conference and that a copy of the presentation would be forwarded to the Commissioners for their information. Acting Secretary concluded by stating there had been no HUD representation at the Operating Subsidy Session at the Conference, although HUD officials had been asked to attend.

INFORMATIONAL REPORT: FAMILY TENANT SERVICES DEPARTMENT:

Chief of Family Tenant Services, Mr. Melville Spriggs, presented a verbal report for the information of the Commission regarding the many summer and other activites coordinated by the Family Tenant Services Department. Mr. Spriggs noted the large numbers of children in the projects and the minimal funding available to support the one-day trips, circuses and day camps which are planned for public housing children each year. Many of the events are free to the children while others involve a small amount of money. Chaperones are provided from among the parents and they generally receive a small compensation for their services. The Family Tenant Services Department also coordinates hot lunch programs at Valencia Gardens, Hunters View, Alemany, West Side Courts, North Beach, Ping Yuen and Sunnydale. A Playmobile has been made available to the children in the Valencia Gardens and North Beach projects through the auspices of the Park and Recreation Department. Additional manpower to assist the Family Tenant Services Department through the summer months is provided through the Neighborhood Youth Corps program whereby high school students who reside in public housing are encouraged early in the year to sign up for part time work during the summer. Mural painting and community garden programs are two new activities which have been added to the summer recreation available to the youth. The mural programs are operating in Valencia Gardens and are soon to become available to the tenants at North Beach. The Community Gardens programs are operating in Valencia Gardens, North Beach, Ping Yuen, Bernal, Potrero and Sunnydale.

In response to a question from Commissioner Boswell regarding the size of the Family Tenant Services Department staff, Mr. Spriggs stated the permanent staff is made up of three people in addition to himself. Mr. Spriggs noted none of the activities of his department could be implemented without the continuous hard work of his staff. Commissioner Ergina asked about the manner in which the various summer jobs for the young people are decided. Mr. Spriggs replied the jobs are allocated through the Mayor's office and that planning for the job slots begins in March of each year. Acting Secretary stated the Authority does not fund the summer jobs, they are paid through the Mayor's office and the Authority merely provides the job slots. There are approximately seventy young people from the "In-School Program" and another one hundred from the Mayor's Neighborhood Youth Corps, all of whom work approximately four to six hours a day.

Commissioner Walter asked how the job slots are filled. Mr. Spriggs responded that the system in based on a "first come, first served" approach and that all public housing students are urged to sign up for the summer jobs as early as possible, preferably in January of the school year preceding the summer. Acting Secretary noted several places throughout the City at which the young people can sign up for the jobs and stated that many neighborhoods in the City have youth serving agency programs.

Commissioner Boswell asked Mr. Spriggs what the Commission could do to help the Family Tenant Services Department in their work. Mr. Spriggs responded that a more active interest on the part of the Commissioners would enable them to gain a better understanding of the scope of work being performed with a very limited staff. The Chief continued by stating that the Authority is eligible for a small amount of funding from the Mayor's Youth Bowl and that perhaps the Commissioners could suggest additional sources of funding, particularly for the summer youth programs.

Commissioner Boswell asked if the Department had been able to approach certain consumer problems which prey on public housing tenants, such as loan sharks. The Chief responded that at certain tenant meetings, guest speakers are in attendance to alert tenants to certain problems and that the Family Tenant Services Department itself often consults with tenants regarding consumer problems.

Commissioner Boswell stated he was impressed with what the Family Tenant Services Department was attempting to do and suggested that a bulletin board approach could be used in all projects which could disburse information to tenants of public housing, information to assit the residents in their daily lives. Mr. Spriggs stated bulletin boards are in existence at all projects and that the University of California is currently working on a program designed to alert citizens to consumer fraud schemes and that the Housing Authority is working with the University on the program. Acting Secretary stated the Authority watches very closely any developments which could in some way assist tenants of public housing. Commissioner Boswell asked staff to implement its consumer fraud program as quickly as possible.

7. REPORT OF COUNSEL:

Counsel stated the Housing Authority has been advised by the Neighborhood Legal Assistance Law Offices that they are preparing an attack on the vendor payment system since it does not allow payment of any money for rent delinquencies.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

None.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:40 A.M.

_____
Acting Chairman

ATTEST:

_____
Acting Secretary

4/75

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, July 24, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, July 24, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Acting Executive Director and Acting Secretary
John E. Sullivan, Counsel

2. VISITORS:

Acting Secretary acknowledged the visitors:

Ms. Evelyn Darnes, Vice President, PHTA and Vice President, Alice Griffith Tenant Association
Ms. Clara Wise, Hunters Point
Ms. Rutha Wallace, Hunters Point A
Ms. Rose Staten, Hunters Point A
Ms. Lillian Roberson, Hunters Point A
Ms. Mandy Brown, Hunters Point
Ms. Dorothy Mae Well, Hunters Point A, PHTA
Ms. Jean Sanderson, Hunters Point A
Ms. Sylvia Wallace, Hunters Point A
Ms. Florine Johnson, Hunters Point
Ms. Judy McCabe, President, PHTA
Mr. Joe Topacio, Bernal Dwelling Tenants Association
Ms. Frances Owens, Hayes Valley Tenants Association
Ms. Alice Reiner, Visitor
Ms. Esther Marks, League of Women Voters
Mr. Larry Leibert, San Francisco Chronicle
Mr. Harvey Iosua, Employee
Mr. J. Davis, Secretary, Lost & Found Tenants Association

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the Day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the Minutes of the Regular Commission Meeting of June 26, 1975, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO-BOARD OF GOVERNORS MEETINGS:

Acting Secretary reported that in the two days of meetings held in Washington, D. C., on July 17-18, 1975, the Board of Governors covered numerous items and heard from each of their Regions plus Chapters and State Associations that were present. In addition, NAHRO officers and the Executive Director of NAHRO met with HUD Secretary Carla Hills.

Attached to the Acting Secretary's presentation was a status report on twenty-one large housing authorities which was prepared by the NAHRO Board of Governors. These statistics were the result of responses to NAHRO questionnaires sent to the housing authorities.

The Acting Secretary noted the interesting fact that the twenty-one large housing authorities have a combined estimate for deferred maintenance of almost $150 Million, needs that cannot be funded under current operating budgets or under the Federal Performance Funding Assistance. This condition results directly from the inadequacies of the interim funding system of the past several years.

Several recommendations were made by NAHRO staff and Secretary Hills indicated she would take them under consideration. The Secretary asked the NAHRO delegation to give her more justification as to why there should be an appeal mechanism in regards to the Performance-Oriented Funding System. NAHRO staff and the Task Force on Public Housing Operating Subsidy are currently working on this request.

Acting Secretary also reported that he has additional backup material on other issues, such as the Food Stamp Program, should members of the Commission or tenant association be interested in receiving copies.

The following are highlights of the various meetings held:

Meeting with Secretary Hills

(a) Discussed the operating situation relative to the Performance Funding System for the twenty-one large Local Housing Authorities that were surveyed by NAHRO;

(b) Discussed Shortfall Funding of the Community Development Program as it relates to Urban Centers.

Report of NAHRO Nominating Committee

Nominated a slate of four officers and twenty members at large of which eight are to be elected to the Board of Governors.

Report of NAHRO Regional Chapter and State Relations Committee, Member Services Committee and Budget and Administration Committee

Upon the recommendation of the above named committees, the Board adopted a new Dues structure which would apply to Community Development Agencies, in addition to Housing Authorities and Renewal Agencies.

Minority Affairs Committee

On the recommendation of the above named committee the Board adopted an affirmative action program to be incorporated into NAHRO's Personnel Policy.

Committee on Development and Redevelopment

On the recommendation of the above named committee, it was approved to ask Congress to amend Section 110(d) Title 1 of the Housing Act of 1949 stating that "in lieu of the local grant-in-aid, the local governing body will be required, in a time specified by the Secretary, to commit an amount at least equivalent to the local grant-in-aid, to a community development program area."

Administrative Practices Committee

On the recommendation of the above named committee, the Board approved requesting HUD to revise existing regulations governing travel policies for Local Agencies and for HUD to revise its existing policy on local agency record retention and, in the process, standardizing recordation procedures.

Relocation and Human Resources Committee

Upon the recommendation of this committee, the Board approved asking Congress to liberalize the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (PL 91-646) and suggested three administrative remedies and one legislative remedy, in regards to the Food Stamp Issue.

Housing Production and Management Committee

On the recommendation of the above committee the Board endorsed continued follow-up by the Task Force on Operating Subsidy and the recommendation of that Task Force as it relates to the Performance-Oriented Funding System with Secretary Carla Hills and staff.

Miscellaneous Items

(1) The Board approved staff's recommendation to HUD and HEW suggesting the revision, expansion and strengthening of the "Memorandum of Agreement on Housing and Welfare Cooperation between HUD and HEW" as it relates to the implementation of Title XX of the Social Security Act.

(2) The Board heard a staff report from its Executive Director on the progress of its fund-raising activities.

7. REPORT OF COUNSEL:

Counsel reported that Barsh and Lowy Company, General Contractors for the modernization work at Holly Courts, Sunnydale and Westside Courts, had filed suits in reference to the Modernization Program. The suits involve disputes over time delays and technicalities in the contract. Counsel stated the suits had just been filed and additional information is not available at this time.

8. UNFINISHED BUSINESS:

Acting Secretary reported that a delegation visited HUD Secretary, Carla Hills, in Washington, D. C., on July 16, 1975. The meeting was arranged through the Mayor's office for the purpose of appealing directly to the Secretary for an increase in modernization funds to be used by the San Francisco Housing Authority in the Bayview-Hunters Point Community. Making up the San Francisco delegation was Chairman Evankovich, Commissioner Wallace, Mrs. Judy McCabe and Mrs. Evelyn Barnes representing the Public Housing Tenants Association, Mr. Morris Phillips and Mrs. Elouise Westbrook representing the Redevelopment Agency, Mr. Joseph O'Connell of Congressman Phillip Burton's office and Mr. Jim Lyons representing Mayor Alioto.

It was the consensus of the delegation that the Secretary was impressed with the visual presentation. She listened attentively and seemed to clearly understand the problem. However, she asked for a dollar amount in reference to the level of City services for the Hunters Point Area and that figure was not available.

The Mayor's Office in conjunction with the Office of Community Development and the Housing Authority staff are currently gathering these figures and hope to have the information available by Monday, July 28, 1975.

Acting Secretary stated that this study is revealing some startling facts in reference to municipal services. These facts cannot be revealed at this time but will be made public when the study has been completed and presented to the Mayor for his signature.

Acting Secretary noted that the packet that was presented to Secretary Hills had also been forwarded to the Commissioners for their information.

Mrs. Judy McCabe, President of PHTA, when asked her opinion of the meeting, replied that she thought the Secretary had her mind set on two things; (1) She wants to be sure the money is not wasted, and (2) She wanted to know the dollar amount being spent for transportation and police security for the public housing tenants.

Commissioner Wallace agreed with Mrs. McCabe. Commissioner Wallace also stated that she would like to have the Secretary visit San Francisco and see first hand what is being done and also see what things are still needed.

Commissioner Evankovich, who had previously met Secretary Hills, stated while she appeared cool, he thinks she is well aware of the problems but is committed to HUD, that it is not a lack of sympathy but rather a matter of economics.

Chairman Evankovich and Acting Secretary expressed their thanks to the Housing Authority staff for a job well done in the preparation of statistics given to the Secretary. A special thanks was given to Mesdames Lauren Scher, Lana Stein and Carol Norris for their efforts in coordinating the information as it was gathered. Acting Secretary also commended Mr. Morris Phillips and Mrs. Elouise Westbrook of the San Francisco Redevelopment Agency for their efforts and participation in the Washington meeting.

9. NEW BUSINESS:

TRAVEL:

Acting Secretary stated a telephone poll of the Emergency Travel Committee of the Commission had been conducted on July 9 and July 10, 1975, and that ratification of the following Resolution is now in order.

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1989
* * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D. C., TO MEET WITH SECRETARY OF DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGARDING THE TARGET PROJECTS PROGRAM/MODERNIZATION ALLOCATION
* *

RESOLUTION NO. 1989
* * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C., TO MEET WITH SECRETARY OF DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGARDING THE TARGET PROJECTS PROGRAM/MODERNIZATION ALLOCATION
* *

WHEREAS, on April 10, 1975 the Commission of the Housing Authority of the City and County of San Francisco, by Resolution No. 1979, did approve and support the Authority's application for funding under the Target Projects Program Modernization Program for the Hunters Point and Alice Griffith Garden Homes project areas; and

WHEREAS, on June 25, 1975, the San Francisco Housing Authority by letter from Mr. James Price, Area Director of the Department of Housing and Urban Development (HUD) was notified of a Target Projects Program/Modernization allocation in a drastically reduced amount, some seventy percent less than requested; and

WHEREAS,Mayor Joseph Alioto did arrange for a San Francisco delegation to meet with Ms. Carla Hills, Secretary, HUD, in Washington, D. C., on Wednesday, July 16, 1975, for the purpose of discussing the aforementioned allocation and to appeal the reduction of the amount requested; and

WHEREAS, this Authority deemed that the attendance of Chairman George Evankovich, Commissioner Cleo Wallace, Ms. Judy E. McCabe, President, Public Housing Tenants Association and Ms. Evelyn Darnes, First Vice President, Public Housing Tenants Association at the meeting was essential and in the best interests of the residents of the TPP areas; and

WHEREAS, a telephone poll was taken among the Commissioners to obtain approval of such travel:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the above mentioned participants' travel to Washington, D. C on July 15, 1975 to attend the aforementioned meeting is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification become effective immediately.

Approved as to Form:

John E. Sullivan, Counsel

Commissioner Ergina moved the foregoing Resolution be adopted. Vice Chairman Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		Rev. Hamilton Boswell
	Mr. Martin Helpman		

Chairman declared said motion carried.

OPERATING BUDGET FOR LOW RENT PROJECTS:

Acting Secretary referenced a copy of the proposed Resolution that had been forwarded to each Commissioner on July 17, 1975. He stated that the Resolution is necessary due to changes in operating funds relating to conventional low-rent projects. He further stated a letter dated June 19, 1975, from HUD Assistant Secretary, H. R. Crawford, advised this Authority that a budget revision was needed to confirm the approval of $1,155,000 in TPP funds for use in the Hunters Point projects, including Alice Griffith.

In addition, a letter dated June 30, 1975, from HUD Area Director, stated a revision to the operating budget is needed to add $114,190 to the operating subsidy available from HUD to partially cover the increases in utility costs above the amounts estimated in the budget at the beginning of the fiscal year.

It was also noted that in order to establish a higher operating cost allowance for operating subsidies available from HUD for the next fiscal year starting October 1, 1975, based on HUD's newly implemented so-called Performance-Oriented Funding System, the transfer of operating reserve funds to line operating accounts to cover overruns in maintenance, employee benefits, and utilities during the first three quarters of operation, will be of substantial benefit to this Authority.

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 1990
* * * * * * * * * *

RESOLUTION ADOPTING AMENDED OPERATING BUDGET FOR LOW RENT PROJECTS UNDER CONTRACT SF-255 FOR THE FISCAL PERIOD 10/1/74 THROUGH 9/30/75
* *

RESOLUTION NO. 1990

RESOLUTION ADOPTING AMENDED OPERATING BUDGET
FOR LOW RENT PROJECTS UNDER CONTRACT SF-255
FOR THE FISCAL PERIOD 10-1-74 THROUGH 9-30-75

WHEREAS, there is attached hereto the revised budget for low rent projects under Contract SF-255 covering the fiscal operating period 10-1-74 through 9-30-75; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget attached herewith, is hereby approved; and

That all proposed charges and expenditures will be consistent with provision of law and the Annual Contributions Contract.

That this revised budget supersedes all prior budgets for Contract SF-255 for the operating period 10-1-74 through 9-30-75.

APPROVED AS TO FORM:

John E. Sullivan, Counsel
San Francisco Housing Authority

Dated: July 24, 1975

Commissioner Wallace moved the foregoing Resolution be adopted. Vice Chairman Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		Rev. Hamilton Boswell
	Mr. Martin Helpman		

Chairman declared said motion carried.

AMENDMENT TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255:

Acting Secretary recalled that on June 12, 1975, the San Francisco Housing Authority Commission adopted Resolution No. 1988 approving an Emergency Modernization Program application in the amount of $1,060,750. This Emergency Modernization Program entails work to be accomplished in CAL 1-1 (Holly Courts), CAL 1-2 (Potrero Terrace), CAL 1-3 (Sunnydale), CAL 1-5 (Bernal Dwellings), CAL 1-11 (North Beach), and CAL 1-18(7) (Hayes Valley). On June 19, 1975, this Authority received notice that the application was approved and was subsequently requested to prepare the various documents.

The Resolution authorized the execution of Amendment No. 36 to Annual Contributions Contract No. SF-255 providing for the Deposit of Monies under a General Depositary Agreement and the issuance of Project Loan Notes and Permanent Notices in conjunction with HUD's approval of the $1,060,750 Emergency Modernization Program.

In response to Commissioner Wallace's query as to whether or not this is the same modernization program that is already in progress, Acting Secretary replied that this is a new program based on priorities that were established well over three months ago.

Acting Secretary then called on Chief of Planning, Evert Heynneman, to explain some of the items that will be covered in the Emergency Modernization Program. Mr. Heynneman stated the time estimate should be about one year and items such as boiler upgrading, exterior and interior water lines replacement and window security at Hayes Valley were some of the items that were covered. Commissioner Wallace then questioned the matter of new Modernization funding for window security at Hayes Valley since it is covered under the regular Modernization program. Mr. Heynneman stated that in order to accommodate tenant wishes for a particular type of window security at Hayes Valley, the Housing Authority took the opportunity of supplementing regular modernization funding with the new emergency program.

Since the Commissioner still had some concerns relative to the Resolution, it was her decision to vote no, stating "we will come back to it later."

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1991
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 36 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT; AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES
* *

(FORMAL RESOLUTION FILED IN MINUTE BOOK)

Commissioner Ergina moved the foregoing Resolution be adopted. Vice Chairman Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	Mrs. Cleo Wallace
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mr. Martin Helpman		Rev. Hamilton Boswell

Chairman declared said motion carried.

SECTION 8 - APPROVING APPLICATION FOR 323 UNITS:

Following Resolution introduced by Vice Chairman Byrnes. Commissioner Wallace seconded for discussion purposes only.

RESOLUTION NO. 1992
* * * * * * * * * *

RESOLUTION APPROVING APPLICATION OF 323 SECTION EIGHT HOUSING UNITS UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO. 1992
* * * * * * * * * * * * *

RESOLUTION APPROVING APPLICATION OF 323 SECTION EIGHT HOUSING UNITS UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, the approved Housing Assistance Plan for the City and County of n Francisco includes the need to provide additional housing for low income families ' leasing existing standard units in the City and County of San Francisco by means ·ovided under a new Section 8 program administered by the Department of Housing and ·ban Development (HUD); and

WHEREAS, the preceding such program is contingent on the allocation of inds by the Department of HUD and the issuance of an invitation to the head of ıe local governing body to make application under the new Section 8 program, for ıe needed units· and

WHEREAS, the Director of the San Francisco HUD Area Office did allocate inds, and did invite the Mayor of San Francisco, by letter dated May 22, 1975, to ıbmit an application, through the Mayor's designated Public Housing Authority Agency 'HA), for 323 units of Section 8 housing to be provided by leasing of existing :andard units in the City and County of San Francisco, as authorized in the ıusing and Community Development Act of 1974· and

WHEREAS, the Mayor of the City and County of San Francisco designated ıe Housing Authority of the City and County of San Francisco as the official PHA ı prepare the application and administer the program; and

WHEREAS, the Housing Authority of the City and County of San Francisco ıs prepared the necessary application which was forwarded by the Mayor to the ın Francisco HUD Area Director and which was given tentative approval on June 30, 1975 ong with a reservation of $827,176 by HUD to be included in an Annual Contributions ıntract to cover the proposed program·

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY : THE CITY AND COUNTY OF SAN FRANCISCO·

I. That the Executive Director is authorized to enter into an Annual Contributions Contract with the Department of Housing and Urban Development for the total o $827,176, which HUD has reserved for this project which will provide 323 Section 8 units for occupancy by low income families in the City and County of San Francisco.

II. That, following procedures and policies as outlined in the Rules and Regulations for Section 8 Housing Assistance Payment Program-Existing Housing as detailed in the Monday, May 5, 1975, edition of the Federal Register, the program be inaugurated.

III. That this resolution become effective immediately.

IV. That should any conflict arise between this resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this resolution shall prevail to the extent of such conflict.

Acting Secretary recalled that under the Housing Assistance Plan of the City and County of San Francisco, as approved by the Department of Housing and Urban Development (HUD) on April 10, 1975, the City was on May 22nd invited through the local governing body to make application for 323 units of existing Section 8 housing.

The Mayor immediately designated the Housing Authority as his Public Housing Agency and asked that we prepare an application for the Section 8 units. This application was forwarded by the Mayor to HUD on June 12th for their review and approval.

Tentative approval of the application and notification that $827,176 had been reserved by HUD for an Annual Contributions Contract was given to the Authority on June 30th with the stipulation it must be accepted by the Housing Authority Commission within thirty calendar days which is July 30, 1975.

In response to Commissioner Wallace's query as to why the Commission had not previously been informed of this Resolution, Acting Secretary recalled that staff had kept the Commission informed of the numerous training sessions, workshops and seminars that were held on the Section 8 program and once the Housing Assistance Plan was approved, this Authority planned to apply for whatever units were available in the program.

Discussion ensued as to the location of the 323 units and Acting Secretary stated the location of the units is not known at this time, however, it is anticipated the units will be in locations completely void of other conventional public housing units.

Commissioner Wallace stated she was not prepared to vote on a Resolution that was brought before the Commission on the day of the Commission meeting. She stated she thought more material should have been sent to the Commission.

Commissioner Byrnes moved the foregoing Resolution be adopted. The second previously made by Commissioner Wallace remained in effect. Upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	Mrs. Cleo Wallace
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mr. Martin Helpman		Rev. Hamilton Boswell

Chairman declared said motion carried.

NAHRO-PACIFIC SOUTHWEST REGIONAL COUNCIL DUES:

Acting Secretary introduced an invoice in the amount of $357.75 which represents this Housing Authority's Pacific Southwest Regional Council of NAHRO dues for the year ending June 30, 1976. Acting Secretary stated Staff had reviewed the invoice and found it to be in order. Commissioner Ergina moved the invoice be paid. Vice Chairman Byrnes seconded. Unanimously carried.

10. ADJOURNMENT:

Chairman declared meeting adjourned at 10:40 A.M.

Chairman

ATTEST:

Acting Secretary

5

4-75

Minutes

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 14, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, August 14, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT:
Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Executive Director, Secretary
John E. Sullivan, Counsel

2. VISITORS:

Chief of Family Tenant Services acknowledged the visitors:

Mr. Harry Johansen, San Francisco Examiner
Mr. Larry Liebert, San Francisco Chronicle
Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Beatrice Wright, Hunters Point B

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the Day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the Minutes of the Regular Commission Meeting of July 24, 1975, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

TPP STATUS REPORT:

Secretary recalled a delegation from San Francisco had met with Secretary Carla Hills in Washington, D. C., on July 16, 1975 to appeal a $3,000-per-unit allocation for the TPP program in the Hunters Point area. As a result of the meeting, Secretary Hills forwarded the following letter to the San Francisco Housing Authority. Secretary read the letter in full for the record.

"August 1, 1975

Mr. Walter Scott
Deputy Director
Housing Authority of the City
and County of San Francisco
440 Turk Street
San Francisco, California 94102

Dear Mr. Scott:

This is in follow-up to our meeting of July 16, 1975, on modernization funding for the Hunters Point Project, a Target Project in Phase II. I am glad that I had the opportunity to meet with you and other representatives of the Authority. I believe that our discussion of the problems and opportunities at Hunters Point was most productive.

As you know, out of the $430 million in FY 1975 modernization capital funds available to the Department, $250 million was reserved to finance physical improvements in the Target Projects, under both Phase I and II. This reservation was based on an estimate of modernization needs at approximately $3,000 per dwelling unit. Since the 83,000 units in TPP Phase I and II represented only 6% of the total number of public housing units, but would receive 58% of the modernization funds available in FY 1975, we believed that the $250 million was a generous reservation. To reserve an amount higher than $3,000 per dwelling unit would decrease the amount of "regular" modernization funds which could be made available to the other 94% of units.

We anticipated that some participating LHAs would require modernization funds in excess of the $3,000 per dwelling unit estimate, while other LHAs would require funds below this estimate, thereby averaging out at the Regional Office level. Our experience in funding the modernization requests of LHAs in TPP Phase I earlier in FY 1975 confirmed that our original estimate of $3,000 per dwelling unit was an adequate figure. However, the majority of modernization requests submitted by the LHAs in TPP Phase II far exceeded this estimate. Consequently, we were not able to fund these LHAs, including the San Francisco Housing Authority, at their requested level. Your request of $14,903,200 or approximately $13,000 per dwelling unit in modernization funds far exceeded available funds.

Although I believe that the Authority will still be able to make significant physical improvements with the modernization funds which can now be provided in conjunction with the TPP, I am willing to provide additional funding for Hunters Point as FY 1976 or subsequent modernization funds become available. However, I would anticipate that this would become a priority item for any modernization funding available to the Authority until the Hunters Point Modernization Program is fully funded.

In the interim, I have asked my staff, in consultation with you, to study the possibility of scaling down the requirements at Hunters Point and to develop a phased approach to funding and scheduling the work. You should be hearing from the San Francisco Area Office on this matter in the near future. May I also suggest that you explore with the City the possibility of obtaining additional contributions for the Hunters Point Project from the community development block grant program.

Again, I regret that the total modernization funding needed could not be provided from FY 1975 funds. However, I am optimistic that the combined efforts of the City, the Authority, and HUD, can restore the Hunters Point Project to a sound physical and financial condition and can improve its general liveability.

Sincerely,

/s/ Carla A. Hills"

Secretary stated that upon receipt of the letter it was learned that no specific directives had been issued to either the Regional or Area offices of HUD but that the offices of each had been most cooperative in interpreting the letter from Secretary Hills. Secretary referenced a package which had been presented to the Commissioners containing the activities relating to the TPP program since receipt of the letter, and stated that the Authority is now in a position to meet again with the tenants in the TPP area, said meetings to begin on Monday, August 18, 1975.

Secretary stated there are problems still to be handled, and recalled that the entire situation began with an order to demolish 191 units of housing at Hunters Point, and that "we've gone pretty far since that time". Commissioner Walter referenced the original proposal for the Target Projects Program and asked what Staff's position is currently and further, what position should be taken by the Commission. Secretary responded that Staff's position has not changed and that the original proposal "still stands" in terms of the amount of money which is being sought by the Authority for the TPP area. Commissioner Walter commented he would not demolish one unit under the circumstances. Secretary responded that no authorization to demolish had been received and that under no circumstances would demolition take place without the necessary funds and a final arrangement and contract to do so.

Mrs. Judy McCabe, President of PHTA, asked what effect tenant input would have on any possible changes in the original TPP proposal. Secretary responded that, as with the original proposal, if the Authority is forced to alter its proposal, tenant concerns will be taken into consideration, and with Commission concurrence, any necessary changes will be made. Secretary reiterated that it is Staff's opinion that support of the original proposal should continue.

Chairman Evankovich thanked Staff members in putting together the information regarding Municipal Services to the Hunters Point area as requested by Secretary Carla Hills at the July 16, 1975 meeting.

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

NAHRO NATIONAL AGENCY DUES:

Secretary stated Staff had reviewed an invoice from the National Association of Housing and Redevelopment Officials in the amount of $1,398.10, representing this Agency's dues for membership in the organization for the year ending September, 1976. The invoice is based on a schedule according to the number of housing units under the jurisdiction of the Authority and the amount is the same as was authorized by the Commission last year. Prior to a motion to honor the invoice, Commissioner Walter stated he hoped NAHRO would interest itself more in public housing than it had in the past, and urged the Secretary as a past President of NAHRO, to exert pressure in that direction. Commissioner Boswell observed that the slate of officers for the coming year as proposed by the NAHRO Nominating Committee contained just one representative of the West Coast and that he had not seen any Affirmative Action program outlined in the program proposal for the coming year. Secretary acknowledged the comments and stated that generally, the posture of NAHRO is that of its President, and that by the time the elections are held, he is certain attention will be paid to an Affirmative Action program. Commissioner Boswell moved the invoice be paid. Commissioner Byrnes seconded. Unanimously carried.

CAL 1-26: SCATTERED SITES:

Following Resolution introduced by Commissioner Boswell.

RESOLUTION NO. 1993

* * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 1749 TO REFLECT A BOUNDARY CHANGE IN PUBLIC HOUSING SITE NO. 27

* *

RESOLUTION NO. 1993
* * * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 1749 TO REFLECT
A BOUNDARY CHANGE IN PUBLIC HOUSING SITE NO. 27
* *

WHEREAS, this Authority proposes to construct low-rent Housing units for Families and Senior Citizens on Scattered Sites in the Western Addition Redevelopment Area A-2; and

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco at its regular meeting August 16, 1967 adopted Resolution No. 1563 approving sites in said area; and

WHEREAS, Resolution No. 1563 was amended by Resolution No. 1749 August 27, 1970 to include minor boundary, administrative changes and additional sites for family and elderly units; and

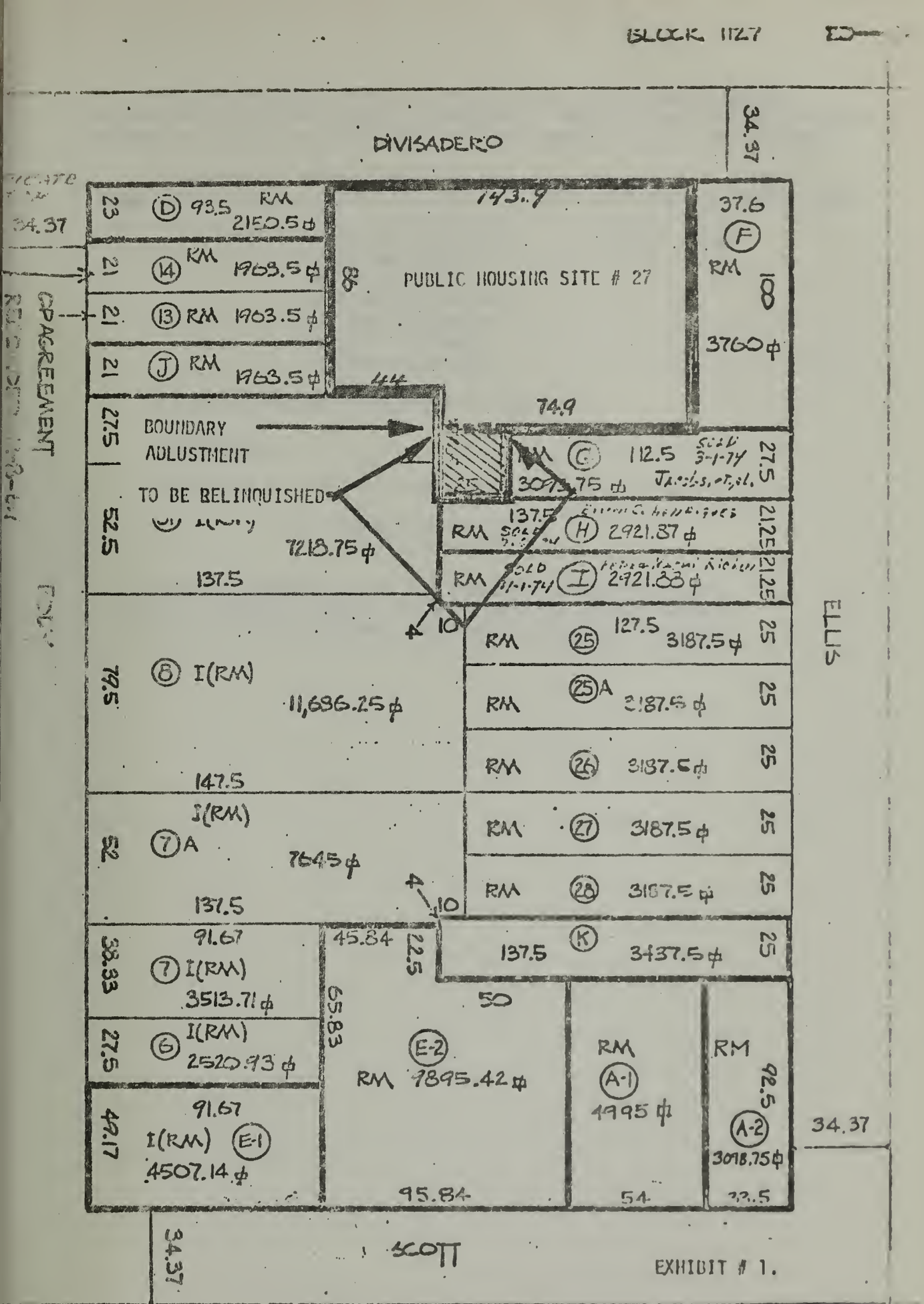
WHEREAS, the Redevelopment Agency requested a minor boundary adjustment for Public Housing Site No. 27 which will not adversely affect the potential development of that site.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Resolution No. 1749 be amended to reflect the boundary change as requested by the Redevelopment Agency and more specifically delineated in Exhibit #1 which is attached hereto and is a part of this Resolution.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.


BLOCK 1127
DIVISADERO
34.37
143.9
37.6
PUBLIC HOUSING SITE # 27
100
3760 ϕ
74.9
BOUNDARY
ADJUSTMENT
TO BE RELINQUISHED
7218.75 ϕ
137.5
52.5
27.5
112.5
3093.75 ϕ
SOLD 3-1-74
137.5
2921.87 ϕ
SOLD 3-1-74
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50
65.83
7895.42 ϕ
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54
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3018.75 ϕ
22.5
ELLIS
SCOTT
EXHIBIT # 1.

Secretary stated Staff had reviewed the Redevelopment Agency's request for a boundary change to Site No. 27 and had found that the proposed alteration would in no way affect the development potential for the site.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

PURCHASING:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1994
* * * * * * * * * *

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY TO MAKE PURCHASES THROUGH THE DEPARTMENT OF GENERAL SERVICES OF THE STATE OF CALIFORNIA COOPERATIVE PURCHASING PROGRAM
* *

RESOLUTION NO. 1994

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY TO MAKE PURCHASES THROUGH THE DEPARTMENT OF GENERAL SERVICES OF THE STATE OF CALIFORNIA COOPERATIVE PURCHASING PROGRAM

WHEREAS, Section 14814 of the Government Code, State of California, provides that purchases of materials, supplies, and equipment may be made for local agencies; and

WHEREAS, this Authority desires to utilize purchasing services by the Department of General Services of the State of California when and as it is in the interest of economy.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Office of Procurement, Department of General Services of the State of California, is hereby authorized to purchase materials, equipment and supplies as made available from time to time for and on behalf of the Housing Authority of the City and County of San Francisco pursuant to Section 14814, Government Code and as duly requested by the Housing Authority of the City and County of San Francisco.

II. That Glen M. Alcorn, Purchasing Agent, is hereby authorized and directed to sign and deliver all necessary requests and other documents in connection therewith for and on behalf of the Housing Authority of the City and County of San Francisco; said procedures to fully comply at all times with the Procurement Policy of this Authority as set forth in Resolution No. 1839 adopted by the Commission of the Housing Authority at its regular meeting of July 10, 1972.

III. That this Resolution shall take effect immediately.

Secretary stated the Authority has used the services of the State of California Cooperative Purchasing Program whenever it was to the best advantage to the Housing Authority to do so and that the Resolution represents a reaffirmation of the Authority's wish to continue to be among those receiving current information from the Department of General Services.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio G. Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 10:25 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, September 11, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, September 11, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT:
Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

Chairman declared a quorum present. For the record, it was noted that Commissioner Wallace was present after having been listed as "Excused" on the Agenda for the Meeting.

ALSO PRESENT:
Eneas J. Kane, Executive Director, Secretary
John E. Sullivan, Counsel

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Sandi Piccini, Food Advisory Service
Ms. Pat Coates, Food Advisory Services
Mr. William Young, Talespinners, Senior Performing Group
Ms. Sandra Archer, Talespinners, Senior Performing Group
Mr. John R. Wagner, Jr., Delancey Street Foundation, Inc.
Ms. Janice Holloway, Observing for League of Women Voters
Ms. Ann Anderson, League of Women Voters
Ms. Linda Gibson, League of Women Voters
Ms. Judy McCabe, President, PHTA
Ms. Ethel McCarrell, Hunters View
Ms. Mary Carter, 1760 Bush Street
Ms. Gertrude Williams, Holly Courts
Ms. Mandy Brown, Hunters Point
Ms. Beatrice Patterson, 1880 Pine Street
Ms. Clara Harden, President, Golden Gate View Tenants
Ms. Viola Fitzgerald, Golden Gate View Tenants Association
Mr. Donald Canter, San Francisco Examiner
Mr. Ralph Craib, San Francisco Chronicle

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved that the Agenda be the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Commission Meeting of August 14, 1975, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

DEPARTMENTAL REPORT: SENIOR CITIZENS SOCIAL SERVICES:

Secretary introduced Miss Effie Robinson, Director, Senior Citizens Social Services Department who presented a report in summary form regarding the activities of the Department.

I. The Department acts as a resource to gather and disseminate vital information to seniors which will help them economically or socially. This is done through all monthly tenant organization meetings in special group meetings, or by inviting an agency to set up its own information desk in the building.

A. For example: Aides employed by the San Francisco Commission on Aging talk to seniors in all developments about their eligibility for Social Security. Many older people are eligible for supplementation but do not know that it is available.

B. Seniors are regularly notified about new food programs in their neighborhoods for home delivery or for dining out.

The seniors living in the 19 buildings have three times voted not to have regular food service in their social rooms, but they make use of food services in cases of illness or for handicapped people.

C. Approximately every six months the Department begins a new series of meetings on security for seniors and education against fraudulent schemes directed toward older people. The Better Business Bureau and the San Francisco Police Department have conducted these with the assistance of senior citizens.

D. Health

1. Public Health nurses assigned to each building and Health Educators from the district offices are regularly included in tenant meetings for educational programs in conjunction with the Health Agencies in the Bay Area. Public Health nurses make appropriate referrals to the agencies.

2. Health Fairs sponsored by Health Center No. 2 for all buildings in the Western Addition are attended by the seniors.

II. Leadership Training

A. Annually, seniors participate in a training workshop on leadership roles, parliamentary procedure and problem solving. For four years the League of Women Voters have been involved in this program.

III. Social Action

A. Seniors participate in actions involving individual buildings and over-all problems, e.g.,

1. Social Security increases

2. Food Stamp program

3. NAHRO campaign for more public housing

4. Make presentations before the various committees of the Commission on Aging.

IV. Recreation, Cultural Events

A. Recreation Center for the Handicapped has weekly programs in each building. On alternate weeks, the Center sponsors trips out. In September, RCH is sponsoring weekend camping trips for seniors.

B. Summer Day Camps are sponsored by the Golden Gate National Recreation Area.

C. Birthday parties and special parties are sponsored by several community agencies.

D. Annual Recreational and Cultural Events

1. Moon Festival - Chinese Autumn Celebration

2. Chinese New Year

3. Chinese and Japanese Film Festivals

4. Cherry Blossom Festival

5. Black History

6. Heritage Program (In May - Senior Citizens Month).

Each building has a dinner and program highlighting menus, recipes and entertainment reflecting the ethnic backgrounds in the building.

7. Chanukah, Christmas, Russian Christmas parties

8. Dinner on Christmas Day in each building

9. Jazz Concert and dance for senior citizens - Turk Murphy Band.

10. Picnic Lunch, games and dancing in the country - sponsored by Delancey Street Foundation.

Mr. John Wagner of the Delancey Street Foundation was introduced by Miss Robinson. Mr. Wagner stated the Foundation had been pleased to participate at the Annual Senior Citizens picnic, that the event and others like it are invaluable to the residents of Delancey Street in that helping others outside the Foundation assists in the residents' total learning experience and re-adjustment. Mr. Wagner thanked Miss Robinson and the Commission for the opportunity to mutually enjoy helping our senior citizens. Secretary noted he had attended the picnic and expressed the sincere thanks of the Staff for the attitude and helpfulness of the Delancey Street Foundation, both in its work with public housing seniors and other groups throughout the City.

V. Special Programs - 1975

A. Equipment Programs: Observing that equipment in the apartments was often not used at all or used incorrectly, the Department organized an educational program with demonstrations, led by a panel with representation from Maintenance, Management, Planning and SCSS. This program was conducted in all buildings, and follow-up with individual tenants is in progress.

B. Emergency Information Card: To provide ready information in case of medical emergency, fire, or police matter, the card was developed by SCSS for placement in each apartment near the telephone. This card was developed with senior citizens and many regard it as a welcome source of help and are looking forward to it.

VI. New Programs - 1975

A. The seniors are beginning to organize money-making projects for themselves. The first of these was a most successful garage sale at 491 31st Avenue. Ms. Clara Harden, President of the Tenant Association at 491 31st Avenue, and Miss Fitzgerald, Chairman of the garage sale event were introduced.

B. Co-op Advisory Service: Pat Coates and Sandi Piccini, two enterprising young women, have organized a co-op which will deliver fresh fruits, vegetables and meats to senior citizens who wish to join the Co-op. This exciting service begins October 14th for all senior citizen buildings.

We have tried unsuccessfully for years to obtain sufficient transportation for seniors to go to Supermarkets for shopping. Now foods at substantial savings can be delivered to all seniors who want to become members.

Both Ms. Pat Coates and Ms. Sandi Piccini were introduced by Miss Robinson. The ladies stated their pleasure in being able to provide the much-needed food service to senior citizens and their hope that the program could eventually be expanded to include all residents of public housing.

C. Senior Citizens Chorus: This month San Francisco Community College (Pacific Heights Adult School) has begun a singing program to which all seniors are invited. Our goal: A chorus which will entertain other seniors and seniors in the community.

D. The Talespinners: The realization of a dream. Neighborhood Arts CETA staff assigned to senior citizens have completed their first production with senior citizens in the cast which performed at the Western Gerontological Conference at the Jack Tar Hotel and senior citizen buildings. Ms. Sandra Archer and Mr. Joe Bellan are the coordinators. Senior citizens lead actress is Grace Love Berry. A new production, a vaudeville show, is in rehearsal.

Miss Robinson introduced Ms. Sandra Archer and Mr. William Young of the program. Ms. Archer stated the program is designed for seniors only. It is a multi-racial, multi-aged group, the youngest actor being one year old, and the senior member of the group is eighty-four. Ms. Archer also acknowledged increasing participation on the part of many CETA artists in the program.

E. Exercises: Body Movement for Seniors: Ellen Estrin, dance teacher, begins classes September 18th at 345 Arguello and 1880 Pine Street on October 2nd. Seniors from other buildings and their friends are welcome.

F. Art Shows - Residents Associations are displaying art works of senior citizens living in their buildings. Seniors have plans for Christmas gift sales and bazaars which will feature art goods of seniors.

In conclusion, Miss Robinson introduced members of her staff, Reverend Wang, a contributing artist for many of the notices which are circulated by the Department, Ms. Sarah Makkonen, Ms. Peggy DeCoursey and Mr. Michael Rasche.

Commissioners Wallace and Walter initiated a discussion regarding the possibilities of extending the food program to family units. It was mentioned by the Secretary that the program had been tried at various times in certain family projects but that it had not been successful, perhaps because of the vast numbers of people in need of the program in comparison with the relatively few organizations available to coordinate the distribution of the food. Commissioner Wallace mentioned that a group is currently trying to organize such a program for the Potrero area.

Commissioner Boswell stated that for some time the Housing Authority had been housing disabled people, who are not necessarily seniors, with senior citizens and asked if the presence of these people presented problems in implementing the various programs designed specifically for senior citizens. Miss Robinson replied that all residents in a given building are involved in each program; there is no separation of participants. When there is a behavioral problem with a given tenant, that tenant is encouraged to adjust to the building residents and so also are the remaining tenants helped to adjust to a particular tenant. If adjustments cannot be made, sometimes it is necessary to remove the problem tenant.

Commissioner Byrnes acknowledged the fine work of Miss Robinson and her Department and commented on the valuable cooperation of various community organizations in dealing with our seniors. The Commissioner asked if the Housing Authority had been able to implement any kind of group therapy or psychology programs for the senior citizens.

Miss Robinson replied that the Housing Authority works in cooperation with the Mental Health Staff when dealing with difficult tenants. Also, Housing Authority staff utilizes a referral service for various needs of the seniors, many of whom are members of day care centers under a doctor's care. Secretary noted the Housing Authority's obligation and practice is to refer its tenants to already-existing services within the City and County whenever such services are available. Lack of available and effective services is a constant problem. The Social Services Department of the Authority has been most adept at creating substitute services from our severely limited but extremely capable staff.

Commissioner Wallace complimented Miss Robinson on her on-going work with the seniors and asked how many of the programs were made available to seniors living in the family projects. Miss Robinson responded that her staff responds to individual problems, always, and that the Authority has several on-going community programs at Westside Courts and Valencia Gardens, both generally considered family projects. Further, the medical information cards are being distributed and explained to all seniors, no matter what project they live in, and in many cases, the resident assistants are used by her Department to make sure all seniors are informed of the various programs and activities. Miss Robinson stated the Department is expanding its facilities as quickly as possible and will be making use of the housing aides to further its programming area. Miss Robinson received compliments from each of the Commissioners.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

Commissioner Boswell stated he wanted to reaffirm a decision made by the Commission several meetings ago whereby no regularly scheduled meeting of the Commission would arbitrarily be cancelled by any one member and that should time permit, Department Heads should be called in to report to the Commission regarding their activities. The Commissioner stated the only reason a Commission Meeting should be cancelled would be for a lack of quorum. Commissioner Evankovich responded that the last Commission Meeting had not been arbitrarily cancelled, that he had informed Staff that he would not be in San Francisco on the appointed day and Staff should contact each Commissioner regarding his or her vote concerning cancellation of the meeting. Secretary pointed out that although the official cancellation notice is worded "at the direction of the Chairman", each Commissioner was contacted a week before the proposed meeting. The Commissioners were told the agenda was "light", that three Commissioners were scheduled to be out of town and did the remaining Commissioners agree to cancelling the meeting. The Commissioners agreed to reaffirm the decision made regarding the meetings, that generally, meetings should be cancelled only for lack of a quorum.

Commissioner Boswell then referenced recent legal problems being experienced by the City in connection with contributions to certain Union pension funds and expressed his conviction that Staff should instruct its Controller to re-audit any Authority contributions to certain pension funds, in view of the Authority's comparability with the City, to determine if the Authority has overpaid into the pension accounts. Secretary acknowledged the Commissioners' suggestion and stated that Staff had already been looking into the situation but that a full report would be made when the investigation was complete.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1995

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETING IN LAS VEGAS, NEVADA, OCTOBER 9-10, 1975, AND NAHRO'S 36TH NATIONAL CONFERENCE IN LOS ANGELES, CALIFORNIA OCTOBER 10-16, 1975

* *

RESOLUTION NO. 1995

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETING IN LAS VEGAS, NEVADA, OCTOBER 9-10, 1975, AND NAHRO's 36TH NATIONAL CONFERENCE IN LOS ANGELES, CALIFORNIA, OCTOBER 10-16, 1975

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Housing Production and Management Committee Meeting in Las Vegas, Nevada, October 9-10, 1975; and

WHEREAS, Assistant Secretary of Housing Management, Department of Housing and Urban Development, Mr. H. R. Crawford, will be in attendance; and

WHEREAS, the Controller is a newly appointed member of the Housing Production and Management Committee; and

WHEREAS, the 36th National NAHRO Conference will be held in Los Angeles, California, October 10-16, 1975; and

WHEREAS, this Authority deems that the attendance of such Commissioners and Staff as the Commission and Executive Director may indicate at the NAHRO meetings and Annual Conference is essential to the conduct of its low-rent operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Controller be authorized to travel to Las Vegas, Nevada, October 9-10, 1975 for the purpose of attending the aforementioned Housing Production and Management Committee Meeting.

II. That such Commissioners and Staff as the Commission and Executive Director may indicate be authorized to travel to Los Angeles, California, October 10-16, 1975 for the purpose of attending the aforementioned 36th National NAHRO Conference.

III. That travel time, expenses and per diem be allowed in accordance with the travel policy of this Authority.

IV. That this Resolution shall become effective immediately.

Commissioner Walter recalled the Travel Policy as prepared by he and Commissioner Boswell and stated that he felt the Commissioners should be aware of the policy in terms of the number of Commissioners who might want to attend the conference in Los Angeles.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich Mrs. Joan Byrnes Mr. Stephen Walter Rev. Hamilton Boswell Dr. Amancio Ergina Mrs. Cleo Wallace Mr. Martin Helpman	NAYS:	None

Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1996
* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO SANTA CRUZ, CALIFORNIA, JULY 28-29, 1975 TO ATTEND THE SUMMER SESSION OF THE BAY AREA CHAPTER OF THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS
* *

RESOLUTION NO. 1996

RESOLUTION RATIFYING TRAVEL TO SANTA CRUZ, CALIFORNIA, JULY 28-29, 1975 TO ATTEND THE SUMMER SESSION OF THE BAY AREA CHAPTER OF THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

WHEREAS, the Summer session of the Bay Area Chapter of NAHRO held a joint meeting with the Central California Chapter in Santa Cruz, California, July 28-29, 1975; and

WHEREAS, representatives of both the Department of Housing and Urban Development and the State of California were scheduled to participate in the sessions; and

WHEREAS, this Authority deemed that the attendance of Commissioner Cleo F. Wallace at the aforementioned meeting was essential to the conduct of its low-rent operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Cleo F. Wallace's travel to Santa Cruz, California, July 28-29, 1975 to attend the Summer Session of the Bay Area Chapter of NAHRO be ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policy of this Authority.

III. That this ratification shall become effective immediately.

Secretary stated originally Commissioner Wallace had thought she would attend the Conference for one day only and it developed that the conference required her presence on both days, hence the ratification now before the Commission.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

COMMENDATION:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1997
* * * * * * * * * * *

C O M M E N D A T I O N

MRS. VIOLA A. DOWNER
* * * * * * * * * * *

RESOLUTION NO. 1997
* * * * * * * * * * *

C O M M E N D A T I O N

MRS. VIOLA A. DOWNER
* * * * * * * * * * * *

WHEREAS, Mrs. Viola A. Downer did enter the employ of the San Francisco Housing Authority on February 28, 1947; and

WHEREAS, Mrs. Downer, during her tenure did faithfully and diligently discharge her duties and responsibilities as a Senior Clerk Typist for this Authority; and

WHEREAS, Mrs. Downer has gained the respect of the Commission of this Authority, the Staff and her fellow employees for her loyalty, efficiency and dedicated service; and

WHEREAS, Mrs. Downer, having reached the mandatory retirement age of 65, has retired from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 11th day of September, 1975, acting on its behalf and for the Staff of the Authority, deems it fitting and proper that it hereby extend to Mrs. Downer its deep appreciation for her many years of service, and its warmest wishes for a long, happy and healthy retirement.

Secretary stated that Mrs. Downer was not able to be present at the meeting and that the Resolution commended her for her faithful and dedicated service to the Authority since her original employment date of February 28, 1947.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mrs. Cleo F. Wallace		
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting be adjourned at 11:00 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 25, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, September 25, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice Chairman
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Executive Director, Secretary
John E. Sullivan, Counsel

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Judy E. McCabe, President, PHTA
Ms. Gertrude Williams, Holly Courts
Ms. Alice M. Jamison, President, Hayes Valley Tenants Association
Ms. Virginia Baker, Hayes Valley Tenants Association
Ms. Ruby Owens, PHTA, EOC
Ms. Louise Yen, Ping Yuen Tenants Association
Ms. Nofoaluma Tuiasosopo, Sunnydale
Mr. Joseph Topacio, Self
Mr. Edward Montoya, President, Bernal Dwellings Tenants Association
Ms. Joyce Eglip, Bernal Dwelling Tenants Association
Ms. Linda Gibson, League of Women Voters
Mr. Donald Canter, San Francisco Examiner
Mr. Ralph Craib, San Francisco Chronicle

3. APPROVAL OF AGLNDA:

Commissioner Wallace moved that the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Regular Commission Meeting of September 11, 1975, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

ASSEMBLY OF GOD - PUBLIC HOUSING SITE # 25:

Secretary introduced a letter received from Joshua J. Buck, Pastor and Board Chairman of the Assembly of God Korean Church of San Francisco in which the Pastor requested the release of the Housing Authority's Public Housing Site #25 in the Western Addition in exchange for a comparable site. The letter indicated the site had been approved by the Assembly of God's Board of Directors as a desirable location for implementing the Church's building program. Chairman Evankovich referred the matter to the Site and Design Committee and instructed the Committee to review the proposal and report back to the Commission.

6. REPORT OF SECRETARY:

REQUEST FOR USE OF SPACE - THE ECONOMIC OPPORTUNITY COUNCIL OF SAN FRANCISCO:

Secretary stated a request had been received from the Economic Opportunity Council of San Francisco to use vacant space in the Authority's Ping Yuen Project for purposes of a food distribution program, four days a month. The necessary inspections had been conducted by the Department of Public Health, the Tenant Association had approved the request, the space is now vacant and is not being used by the Housing Authority, and Staff would now recommend Commission approval. Commissioner Ergina moved the Request for Space be granted. Commissioner Byrnes seconded. Unanimously carried.

BID RESULTS - GROUP FINANCING:

Secretary stated bids were received September 16, 1975 for the Fifth Series, 1975, Group Financing for the amount of $29,353,000. The bids ranged from a low of 4.06% to a high of 4.44%.

The successful bidder was Bank of America/Bankers Trust Company at the following rates:

	Amount	Interest	Premium
Bank of America/Bankers Trust Co.	$ 4,353,000	4.06	160
	$ 5,000,000	4.12	184
	$10,000,000	4.14	368
	$10,000,000	4.15	368
Security Pacific National Bank	$10,000,000	4.19	101
United California Bank	$29,353,000	4.17 to 4.32	64
Crocker National Bank	$29,353,000	4.21 to 4.36	250
Weeden & Co.	$29,353,000	4.44	716

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

POTRERO TERRACE HEAD START PROGRAM - STATUS REPORT:

For the record, Secretary introduced a history of the program in the Potrero Area and a status report regarding the current funding proposals to rehabilitate the building in order to expand the program.

"On April 10, 1975, the Housing Authority Commission passed a motion authorizing the use of space at 71-81 Turner Terrace in the Potrero Annex for a Head Start facility contingent upon the Housing Authority Staff, the Potrero Citizens Improvement Association (CIA) and the Head Start Grantor Agency (YWCA) working out a satisfactory arrangement regarding rent and rehabilitation costs.

Head Start, a pre-school education program, is federally funded by the Department of Health, Education and Welfare and administered locally by the YWCA. The program contemplated for the Potrero Area would be of two years' duration and would be active ten months each year. Potrero residents have been actively working to secure this program for their area.

Staff has been meeting frequently with the representatives of the CIA and the YWCA in order to come to some agreement as it relates to the rent and rehabilitation issues. Tentative agreement has been reached on a monthly rent of $350.00 and $10,000.00 for rehabilitation purposes from the Office of Child Development (HEW).

Staff has updated the cost estimates for rehabilitation of the building in conjunction with the CIA and the Community Design Center. Current estimate is $46,500.00. (A copy of the estimate is attached). Costs have increased somewhat because of continued vandalism to the building.

The Housing Authority and the CIA have received a firm commitment of $26,000.00 in Community Development Funds for Fiscal Year 1975 in order to rehabilitate the building in addition to the $10,000.00 granted from the Office of Child Development (HEW).

Head Start programming is planned to begin in November. Due to the immediacy of the scheduled opening, November 1st, it is requested that the Commission give the Executive Director authorization to advance Housing Authority funds so that rehabilitation can start immediately. Any such advanced monies will be reimbursed from Community Development Funds, YWCA/OCD (HEW) funds and Modernization funds."

Commissioner Wallace who has worked with the Head Start Program in the Potrero Area stated she would like the approval of the Commissioners in granting the request to begin rehabilitation of the building in question through the proposed advance of funds from the Housing Authority. The Commissioner stated screening of the children for participation in the program would begin next week and that negotiations were currently in progress regarding acquisition of a second site in the area for the program. Commissioner Byrnes moved the Commission approve Staff's recommendation that the funds be advanced for the building's rehabilitation program. Commissioner Ergina seconded. Unanimously carried.

CORPORATION YARD:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 1998
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RESOLUTION AMENDING RESOLUTION NO. 1658 RELATIVE TO THE LOCATION OF A CENTRAL CORPORATION YARD
* *

RESOLUTION NO. 1998

RESOLUTION AMENDING RESOLUTION NO. 1658 RELATIVE TO THE LOCATION OF A CENTRAL CORPORATION YARD

WHEREAS, at its regular meeting held on April 24, 1969, this Authority did adopt Resolution No. 1658 approving a modernization program; and

WHEREAS, this Authority authorized the construction of a central Corporation Yard for maintenance and storage purposes; and

WHEREAS, this Authority directed the Executive Director, with the approval of the Department of Housing and Urban Development (formerly known as Housing Assistance Administration), to develop a Corporation Yard at property located at Weldon and Rickard Streets which the Executive Director was authorized to purchase; and

WHEREAS, this Authority twice invited public bids to construct a Corporation Yard; and

WHEREAS, in both public bid offerings the proffered construction costs exceeded Modernization monies then available; and

WHEREAS, the Authority therefore requested and was authorized by the Department of Housing and Urban Development to seek out and purchase an existing building for a price within the Authority's Modernization budget limitations; said building as a Central Corporation yard to also accommodate the Authority's Police Department and Purchasing Department; and

WHEREAS, the Authority has found such a building and has had it appraised by a qualified appraiser assigned by the Department of Housing and Urban Development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to enter into a purchase agreement for the land and buildings commonly known as 300 Toland Street.

II. That the Executive Director be further authorized to purchase certain equipment contained in the building at 300 Toland which would be of great value in carrying out the mission of the Authority in its utilization of a Corporation Yard.

III. That this Resolution shall become effective October 1, 1975.

IV. That should any conflict arise between this resolution and other resolution of this Authority heretofore adopted and now in force and effect, this resolution shall prevail to the extent of such conflict.

Secretary introduced a history of proceedings regarding the purchase of a Central Corporation Yard, and Staff's current recommendation to purchase a building for such a purpose at 300 Toland Street.

"Since 1968, the San Francisco Housing Authority has been attempting to solve the problem of locating all of its various satellite storage areas, cleaning facilities, Police Department, Purchasing Department and other maintenance shops in a Central Corporation Yard.

In 1969, the Commissioners authorized Staff to purchase land for such a Corporation Yard and start to develop plans for the buildings to be utilized. In the planning it was found that additional land was required and through the assistance of the City and County of San Francisco government and State Highway Commission more land was acquired through abandonment of a non-used street.

Plans for the Corporation Yard buildings were put out to public bid twice and on both occasions the proffered bids exceeded the Modernization budget available.

With the failure of the second bidding in November, 1973, the Authority was given permission by the Department of Housing and Urban Development to seek out an existing building which would fulfill its needs.

Approximately one year ago the Authority started negotiating for the land and buildings at 300 Toland Street. HUD assigned and paid for a member of the American Institute of Real Estate Appriasers to determine the current market price.

This location has been thoroughly inspected by all staff persons concerned, together with HUD technicians. All have recommended the building be purchased and that the Commission adopt the Resolution authorizing the Executive Director to enter into a purchase agreement for the land, buildings and certain of the equipment contained at 300 Toland Street."

Secretary reiterated the fact that the process has taken a good deal of time and effort but that "finally" the matter could be settled through the purchase of the building at 300 Toland for the sum of $625,000 including the land, and certain equipment already contained in the building which had been appraised at $38,000 but for which the Housing Authority would pay $25,000 bringing the total outlay to $650,000.00. Secretary expressed his conviction that centralizing the Purchasing, Police, and Maintenance Departments would greatly improve the Authority's control over its supplies and deployment of Maintenance Personnel.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		Rev. Hamilton Boswell
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

UTILITY ISSUES:

Following Resolutions introduced by Commissioner Ergina:

RESOLUTION NO. 1999

* * * * * * * * * * *

RESOLUTION AMENDING UTILITY ALLOWANCES SET FORTH IN EXHIBIT "A" OF RESOLUTION NO. 1694 FOR PROJECTS CAL 1-1, HOLLY COURTS, AND CAL 1-9, HARBOR SLOPE, AND AMENDING UTILITY ALLOWANCES FOR SECTION 23, LEASED HOUSING, SET FORTH IN PARAGRAPH H OF RESOLUTION NO. 1694, AND ADDING ALLOWANCES FOR CAL 1-33, 275 THRIFT STREET

* *

RESOLUTION NO. 1999
* * * * * * * * * * *

RESOLUTION AMENDING UTILITY ALLOWANCES SET FORTH IN EXHIBIT "A" OF RESOLUTION NO. 1694 FOR PROJECTS CAL 1-1, HOLLY COURTS, AND CAL 1-9, HARBOR SLOPE, AND AMENDING UTILITY ALLOWANCES FOR SECTION 23, LEASED HOUSING, SET FORTH IN PARAGRAPH H OF RESOLUTION NO. 1694, AND ADDING ALLOWANCES FOR CAL 1-33, 275 THRIFT STREET
* *

WHEREAS, at its regular meeting held on September 7, 1967, this Authority did adopt Resolution No. 1565 establishing revised utility service schedules; and

WHEREAS, at its regular meeting held on October 9, 1969, this Authority did adopt Resolution No. 1694 which, among other things did adopt utility allowances for Projects CAL 1-1, Holly Courts; CAL 1-9, Harbor Slope; and CAL 1-25, Section 23; and

WHEREAS, this Authority deems it necessary to increase the allowances for gas and electricity in order to alleviate the financial burden caused by rate increases to residents of CAL 1-1, Holly Courts and CAL 1-9, Harbor Slope; and

WHEREAS, this Authority has been directed by the Department of Housing and Urban Development to amend the allowance for gas, electricity, water and garbage paid by residents of CAL 1-25, Section 23, Leased Housing, and CAL 1-33, 275 Thrift Street, in order to compensate for the increased rates imposed by the utility companies and to be equitable with those allowances permitted for Section 8 Existing Housing:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Resolution No. 1694 be and the same is hereby amended.

II. That the utility allowances for CAL 1-1, Holly Courts, CAL 1-9, Harbor Slope, and CAL 1-25, Section 23, Leased Housing, set forth in Exhibit "A" Schedule of Rents of Resolution No. 1694, be and the same is hereby amended, and utility allowances for CAL 1-33, 275 Thrift Street, is hereby added as follows:

Utility Allowances: Deduct from the Monthly Gross Rent, the following amounts for gas, electricity, water and garbage:

BR SIZE	WATER*	GAS	ELECTRICITY	GARBAGE	ALL UTILITIES
0	4.25	8.50	6.00	3.00	21.75
1	5.50	9.50	6.50	3.00	24.50
2	7.25	12.00	9.00	3.50	31.75
3	10.25	13.50	10.25	3.50	37.50
4 & 5	12.00	18.00	13.00	3.50	46.50

* Not applicable to Holly Courts (CAL 1-1) and Harbor Slope (CAL 1-9) tenants.

III. That should any conflict arise between this resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this resolution shall prevail to the extent of such conflict.

EXHIBIT A

UTILITY SCHEDULE

Cal 1-2	Potrero Terrace	(1)	Cal 1-18(3)	Hunters View	(1)
1-3	Sunnydale	(2)	1-18(4)	Alice Griffith	(1)
1-4	Valencia	(1)	1-18(5)	Yerba Buena Plaza Annex	(1)
1-5	Bernal	(1)	1-18(7)	Hayes Valley	(1)
1-8	Westside Courts	(2)	1-30	75 Coleridge/ 101 Lundy Lane	(2)
1-10	Potrero Annex	(1)			
1-11	North Beach	(1)	1-34	200 Randolph/4101 Noriega	(1)
1-15	Ping Yuen	(1)			
1-16	Alemany	(2)	1-35	2215-2263 48th Ave/ 2206-2268 Great Highway	(1)
1-18(2)	Yerba Buena Plaza	(1)			

Note: (1) Electricity Only
(2) Electricity and Gas

The rental stipulated in the lease includes the charges to the Tenant for utilities consisting of water and garbage collection service, and electricity and gas only in the amounts and for the respective periods as follows:

GAS (Hundred Cu. Ft.)

	0 Br	1 Br	2 Br	3 Br	4 Br	5 Br
Jan., Feb., March	220	245	310	410	540	595
Apr., May, June	155	165	210	320	375	410
July, Aug., Sept.	125	135	165	195	265	310
Oct., Nov., Dec.	165	195	245	295	365	400

ELECTRICITY (Kilowatt Hours)

	0 Br*	0 Br	1 Br*	1 Br	2 Br	2 Br*	3 Br	3 Br*	4 Br	4 Br*	5 Br
,Feb.,Mar.	440	385	605	480	715	900	880	1090	1155	1155	1345
, May,June	400	330	540	385	635	890	770	1080	1100	1540	1210
.,Aug.,Sept.	310	260	420	305	610	835	685	935	920	1260	1060
.,Nov.,Dec.	400	355	540	430	750	945	920	1160	1235	1525	1410

* Electric range equipped.

THE TENANT WILL BE CHARGED FOR USE OF ELECTRICITY AND GAS IN EXCESS OF THE ABOVE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

GAS

Hundred Cu. Ft. Excess	Charge
1 to 8	$ .75
9 to 16	1.50
17 to 24	2.00
25 to 32	2.50

For each additional 800 Cu. Ft. of fraction thereof there will be an additional charge of .75

ELECTRICITY

Kilowatt Hours Excess	Charge
1 to 30	$ .60
31 to 60	1.20
61 to 90	1.80
91 to 120	2.40

For each additional 30 Kilowatt hours or fraction thereof there will be an additional charge of .60

No rebates will be made should the quantity of gas or electricity used be less than the allowance for any quarter or fraction thereof.

RESOLUTION NO. 2000

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RESOLUTION AMENDING UTILITY SCHEDULE
AS CONTAINED IN EXHIBIT A TO DWELLING LEASE

* *

RESOLUTION NO. 2000

RESOLUTION AMENDING UTILITY SCHEDULE
AS CONTAINED IN EXHIBIT A TO DWELLING LEASE

WHEREAS, the Commission of this Authority at its regular meeting on April 22, 1971 did adopt a form of Dwelling Lease including an Exhibit A attached thereto; and adopt Resolution 1565, September 7, 1967; and

WHEREAS, this Authority deems it necessary to rescind the action taken on April 22, 1971 as it relates to Exhibit A; and

WHEREAS, this Authority deems it necessary to repeal Resolution 1565; and

WHEREAS, this Authority has deemed it necessary to revise the utility schedule for the charges and excess consumption of gas and electricity.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Exhibit A as adopted April 22, 1971 be rescinded; and

II. That Exhibit A, as attached, be adopted; and

III. That the attached Exhibit A become effective October 1, 1975; and

IV. That should any conflict arise between this Resolution and any other Resolution or motion heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

RESOLUTION NO. 2001

* * * * * * * * * * *

RESOLUTION DECLARING FUTURE POLICY IN PROVISION OF UTILITY SERVICES TO TENANTS RESIDING IN LOW RENT DEVELOPMENTS OF THE SAN FRANCISCO HOUSING AUTHORITY

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RESOLUTION NO. 2001
* * * * * * * * * * * * * *

RESOLUTION DECLARING FUTURE POLICY IN PROVISION OF UTILITY SERVICES TO TENANTS RESIDING IN LOW RENT DEVELOPMENTS OF THE SAN FRANCISCO HOUSING AUTHORITY.
* *

WHEREAS, the initial development of all low rent housing units, except for CAL 1-1, Holly Courts and CAL 1-9, Harbor Slope, under the jurisdiction of the San Francisco Housing Authority included installations of utility systems providing services on a wholesale cost basis by master metering and Authority-owned and maintained distribution systems, and

WHEREAS, the purpose of said systems installations was to keep operating costs at the lowest possible level and thus hold tenant rents at the lowest possible level with regard to utility allowances and charges, and

WHEREAS, the enactment of new Federal laws (Brooke Amendments) established statutory limitations on the maximum permissible dwelling rents (including shelter and utilities) to be paid by tenants, regardless of total costs of project operations, and

WHEREAS, said laws created the fact that the level of tenant rents is no longer related to cost of utility systems and installations thus negating the initial purpose of Authority-owned and maintained utility systems, and

WHEREAS, the Natural Gas Pipeline Safety Act in 1971 mandated that underground gas lines be brought up to new standards within a five year period, and

WHEREAS, the Department of Housing and Urban Development, in June of 1972, recommended that the Authority begin negotiations with the Pacific Gas and Electric Company with regard to conversion of utility service from wholesale to retail service, and

WHEREAS, subsequent preliminary staff studies in conjunction with HUD and the P. G. & E. have indicated the feasibility of the conversion of service with regard to operating costs and utility allowances;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That it now be the policy to provide utility services to the tenants in the most economical manner feasible, with the benefits accruing to both the tenants and the Authority.

2. That in effecting said policy, all means necessary be explored, including but not limited to the potential change over to retail service.
3. That the Executive Director be and is hereby directed to implement this policy immediately.

For the record, Secretary introduced the report of the Finance Committee regarding the aforementioned Utility Issues.

"TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Mrs. Joan Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

FROM: FINANCE COMMITTEE

Mr. George Evankovich, Chairman (Ex-Officio Member)
Dr. Amancio G. Ergina
Mr. Stephen Walter - Excused

SUBJECT: (1) Resolution amending utility allowances in Exhibit "A" to Resolution No. 1694 for Projects CAL 1-1, Holly Courts, CAL 1-9, Harbor Slope and amending utility allowances for Section 23 Leased Housing, set forth in Paragraph H of Resolution No. 1694, and adding allowances for CAL 1-33, 275 Thrift Street.

(2) Resolution amending utility schedule contained in Exhibit "A" to Dwelling Lease

(3) Resolution declaring future policy in provision of utility services to tenants residing in low rent developments of the San Francisco Housing Authority.

CHRONOLOGY

March 23, 1972: Staff presented for Commission approval, Resolution amending utility allowance in Exhibit "A" to Resolution No. 1694 for CAL 1-1, Holly Courts and CAL 1-9, Harbor Slope. Action on proposed Resolution was deferred until Housing Authority Staff and PHTA could meet on the issue of excess utility charges.

May 9, 1974: Staff presented two Resolutions. Resolution No. 1 to amend excess utility charges as contained in Exhibit A of the Dwelling Lease and Resolution No. 2 amending utility allowances in Exhibit A of Resolution 1694 for Projects CAL 1-1, Holly Courts and CAL 1-9, Harbor Slope.

Said Resolutions were referred to the Finance Committee for their review and recommendations with a stipulation that any adjustment affecting the tenants at Holly Courts, CAL 1-1 and Harbor Slope, CAL 1-9 be retroactive to May 1, 1974.

May 23, 1974: Finance Committee asked the Commission not to vote on the Resolutions at this meeting until such time as a joint meeting of the Finance Committee and PHTA could be held.

January 28, 1975: Meeting of the Finance Committee and PHTA was held.

OBSERVATIONS: The many rate increases by Pacific Gas and Electric Company for the provision of gas and electricity has resulted in serious financial problems for the Housing Authority in general and to the tenants in our Holly Courts, Harbor Slope and Section 23 Leased Housing units in particular. With respect to all the other Housing Authority Developments, the cost of gas and electricity furnished to tenants, is paid by the Authority and the tenants are only charged for consumption of gas and electricity in excess of an amount determined as normal for families of various sizes based on the number of bedrooms in the unit and then only where meters are available for individual unit determinations of actual consumption.

The staff survey at the current time reveals that our current electricity cost is averaging $5.76 per unit per month which is 74.0% higher than the cost in 1966 of $3.31 per unit per month. Current gas cost is averaging $10.22 per unit per month which is 120.7% higher than the cost in 1966 of $4.63 per unit per month. In addition to the large increase in cost to the Authority for gas and electricity since 1966, the survey reveals that the Authority is only recovering 3.0% of the total costs of gas and electricity in excess charges to the tenants, as compared to a recovery of 10.9% of our total cost in 1966.

The financial impact of the rate increases for gas and electricity with respect to the tenants at Holly Courts, Harbor Slope and Section 23 Leased Housing Development and CAL 1-33, Thrift Street, results from the tenants paying Pacific Gas and Electric Company directly for gas and electricity at current rates which are substantially higher than those established in the last Housing Authority determination of authorized allowances for gas and electricity as established in 1966 and 1967 respectively.

The proposed resolution declaring future policy in the provision of utility services to the tenants residing in the other low rent developments comes about as a result of many factors which occurred over a several year period such as:

- The aging of the systems and corresponding maintenance cost increases together with diminishing availability of operating funds.

- Variations in distribution systems, i.e., two "retail" projects, others with check meters and without check meters.

- Large outlays of funds for pipe replacement, virtually on an emergency basis (Sunnydale, Hunters Point).

- Rigid utility allowances and extreme increases of fuel costs created a huge gap in relationship of allowances to actual cost of fuel.

- Current HUD receptiveness to the retail approach.

Staff has been directed to update the Commission each six months until the changeover from wholesale to retail is accomplished if subject Resolution No. 3 is passed.

The PHTA in communications directed to the Staff dated March 24, 1975 and April 16, 1975, clearly support the proposed increase of utility allowances for Holly Courts, CAL 1-1 and Harbor Slope, CAL 1-9. However, they asked that it be retroactive to May 1, 1974. PHTA is opposed to the increase of excess utility charges as contained in Exhibit A of the dwelling lease and was also opposed to the current allowances for gas and electricity as contained in Exhibit A of the dwelling lease.

In order to address itself to the concerns of the tenant association, Staff was directed by this Committee to increase utility allowances for both gas and electric consumption, in addition to increasing the excess utility charges.

In considering the question of retroactivity as proposed by PHTA and as stipulated in the May 9, 1974 action of the Commission, this Committee upon advice from the Executive Director, Controller and Staff, is recommending against any retroactivity because of the substantial difficulties in administering subject Resolutions Nos. 1 and 2 on a retroactive basis as well as the loss in revenue affecting our limited reserves.

RECOMMENDATION: As a result of the Finance Committee meeting of September 18, 1975, we recommend the adoption of all three (3) Resolutions.

/s/ Dr. Amancio G. Ergina"

Secretary stated the details of the utility issues had been worked out by a team of members of Staff headed by the Deputy Executive Director, Mr. Walter L. Scott, II, and that those team members were present and ready to answer any questions.

Commissioner Wallace stated the Commissioners at the Meeting of May 9, 1974 had stipulated that any change in utility allowances for Harbor Slope and Holly Courts be retroactive to May 1, 1974. The Commissioner stated that Staff had been against the retroactivity from the beginning and that it appeared the Finance Committee was altering its previous commitment to the tenants by now recommending that the utility allowances not be retroactive. Counsel Sullivan responded by stating that the word "stipulation" does not appear in the Minutes of the May 9, 1974 meeting and suggested the paragraph in question be read into the Minutes of this meeting.

> "Commissioner Wallace moved that the Finance Committee in its forthcoming recommendations regarding the utility matter, allow any adjustments affecting the tenants at Holly Courts and Harbor Slope to be retroactive to May 1, 1974. Commissioner Byrnes seconded..."

Counsel continued by stating that the previous Minutes reflected a direction on the part of the Commissioners to the Finance Committee to consider the matter of retroactivity in their recommendations regarding utility allowances and served only as a guideline to assist in resolving the matter.

Secretary asked the Controller what the financial impact of retroactivity to Harbor Slope and Holly Courts would have. Controller, Mr. Ken C. Cavanaugh, stated that assuming the Authority had the funds to support such a plan, the granting of retroactive utility allowances to the two projects would involve $78,800 from May 1, 1974 to September 30, 1975.

Controller continued that the financial basis for the proposed utility recommendations is based on the assumption that HUD will adhere to the provisions of the newly implemented Performance-Oriented Funding System whereby utility costs will be reimbursed by HUD separately and such amounts would not affect the totals for operations other than for utility costs. Controller continued by stating the Authority's utility deficit was $141,000 last year but that the actual overrun, based on PG&E increases was some $255,000 of which HUD had agreed to reimburse the Authority $114,000 which represents less than one-half of the overrun. Hopefully, HUD will reimburse actual utility costs next year.

Ms. Judy McCabe, President of PHTA, stated the utility allowances should be retroactive to May 1, 1974 for Holly Courts and Harbor Slope, that the tenants had come out of the May 9, 1974 meeting thinking this would occur. Ms. McCabe continued by stating that in most cases the utility allowances represented only about 20% of the actual costs of utilities to the tenants and with many of the tenants on some form of public assistance, they don't have enough money to work with as it is. For those tenants who work, the expenses involved also decrease their ability to afford high utility costs.

Commissioner Wallace asked why Section 23 was included in the Utility Allowance Resolution with Harbor Slope and Holly Courts when the amounts previously allowed for Section 23 were more than those for Holly Courts and Harbor Slope to begin with. The Commissioner recalled that when the utility matters were considered in 1972 and 1974, it was intended that Holly Courts and Harbor Slope would be brought up to the Section 23 level and

that now, if the Commission intends to raise the allowances for all three at the same time, the effect will be that Section 23 tenants will still receive higher allowances than the other projects and that this would automatically result in another overrun.

Deputy Executive Director responded that it was Staff's decision to combine the three entities as a result of a letter from HUD which stated that the Authority's Section 8 application would not be processed until such time as the Authority brought Section 23 allowances into line. The Deputy Executive Director further stated that Section 23 allowances were established at a much later date than those for Holly Courts and Harbor Slope, Section 23 in 1967 and Holly Courts and Harbor Slope in 1956. The Deputy Executive Director continued by stating that in 1972 when an attempt to bring the utility allowances into line had been made, the Commission had directed that no such program be instituted until all projects could be handled at the same time, and that in 1974, when the matter had again been considered, Staff had been instructed to consolidate the Resolutions as much as possible.

Commissioner Wallace referenced the Deputy Executive Director's allusion regarding the Section 8 application and reiterated that Section 23 is a "separate pot of money", it should be considered separately and that bringing Section 23 up to a specified level does nothing for Holly Courts and Harbor Slope which will not be under the Section 8 Program.

Commissioner Wallace continued by stating that no where in the records was there an indication that any tenants at Holly Courts had been contacted to determine the amount of their utility bills for use in establishing the utility allowances and that the lack of such a survey was unfair. Deputy Executive Director responded that in order no to disturb the tenants, the Housing Authority had contacted PG&E directly to obtain the amount certain randomly-selected tenants were paying for utility costs. The Deputy Executive Director referenced the averages which had been obtained as a result of contacting PG&E directly: for a four-bedroom unit at Harbor Slope during the month of December, a tenant paid $24.80 for gas and $11.33 for electricity. In August, the same tenant with the same unit paid $14.68 for gas and $11.14 for electricity. The Authority's allowances for both Harbor Slope and Holly Courts for a four-bedroom unit are $18 per month for gas and $13 per month for electricity. These figures apply to every month, not just a particular time of the year. The Deputy Executive Director stated Staff finds the current allowances ($18 and $13) compare favorably with the actual bills which were paid by the tenants and that in some instances the tenants benefited.

Commissioner Wallace expressed her anger at not having been given this information prior to the Meeting and further stated none of the Commissioners knew about the letter from HUD regarding the holding of the Authority's Section 8 application until the utility matters regarding Section 23 could be brought into line.

Deputy Executive Director acknowledged the Commissioners had not received the letter and read same for the record.

> "Dear Mr. Kane:
>
> The Area Office Director recently advised all PHAs participating in the Section 8 program of the need to update their Section 23 Leased Housing utility allowances before they may be utilized in the Section 8 Existing Housing Program. Accordingly, the enclosed revised Schedule of Allowances for Tenant Purchased Utilities was prepared by our Maintenance Engineering Section for your present leased housing program. Allowances for water, sewer and garbage collection services should be updated (or established) as necessary in accordance with local rates and practices.

This schedule should now be adopted for the Section 23 Leased Housing Program and copies of the resolution submitted to this office in order to obtain formal approval for this change. The revised utility allowances are to be made effective as of one date for all tenants. An early response will be appreciated.

Sincerely,

/s/ Margaret Friedman, Chief
Housing Programs Management Branch"

Deputy Executive Director concluded by stating that while the Commissioners had not received a copy of the actual letter, the subject matter had been incorporated into the first of the utility resolutions before the Commission.

Commissioner Wallace asked Mrs. Gertrude Williams, a resident of Holly Courts to state the amount of her utility bill. Mrs. Williams responded her utility bills for the month of December amounted to between $16 and $18 for a one-bedroom unit.

Deputy Executive Director, in response to Mrs. William's statement that her August utility bill for her one-bedroom apartment was $9.97, stated the recommended allowances for a one-bedroom apartment for gas and electricity are $9.50 and $6.50 respectively, and is the same for all months throughout the year.

Commissioner Wallace referenced the recent rent statements of the Housing Authority showing a flat $15.00 charge to tenants for excess utility costs. The statements contained no explanation of whether the amount was for gas or electricity. The Commsisioner stated that if Staff is going to put Resolutions together and ask the Commission to make a policy decision she deserves clarification. The Commissioner stated she disagrees with the issues at hand for a number of reasons, particularly because whenever a tenant increases his income, the Housing Authority gets its share first. The Authority has apparently not looked into the food stamp situation which has gone up. It has laid off Staff thereby decreasing the level of services to the tenants, and finally, both Staff and the Commissioners should put themselves in the tenants' place and try to live on a $300 per month income as do most of the tenants.

Mr. Edward Montoya, President, Bernal Dwelling Tenants Association reiterated the sentiments of Commissioner Wallace and Ms. McCabe in that the Commission should consider the needs of the tenants, that the Resolutions in question affected his life directly and that the Commission "would be sorry" and "would have to suffer the consequences".

Chairman asked Secretary if input had been received from the tenants and over what period of time. Secretary responded that "long before Mr. Montoya had been heard of" tenants were involved. Secretary explained that the first of the three Resolutions rightfully gives the tenants a greater allowance for the use of gas and electricity. The second Resolution increases the rates of charges levied on those tenants who exceed the new increased utility schedule allowances. Secretary stated many tenants do not have excess utility charges month after month. The money that tenants pay for rent and the money HUD subsidizes to the Authority is in part used to pay for those charges incurred by tenants who use utility services in excess of their allowance. Generally, Secretary continued, the first Resolution takes care of increasing allowances, the second Resolution revises excess utility charges and the third Resolution "does something that HUD has instructed us to do - to get out of the utility business" and have all tenants deal directly with PG&E.

Secretary stated the Authority in 1972 had been instructed to begin negotiations with PG&E to convert the Authority utility system from wholesale to retail. Secretary briefly traced the history of HUD's approach to utility

matters wherein at one time it was considered beneficial for tenants and the Housing Authority to maintain wholesale utility systems as the Authority now does for most projects. It is now considered to be in the best interest of both the tenants and the Housing Authority to have the tenants deal directly with PG&E on a retail basis.

In conclusion, Secretary stated the current "mongrel" state of the utility situation in the Authority is a result of different approaches throughout the years and that now the Authority has been instructed to correct the situation and to eventually have all tenants pay their utility costs directly to PG&E. Further, a tenant's regular rent, with utilities included, will not be affected because the Authority can charge no more than 25% of a tenant's total income for shelter rent AND utilities.

Commissioner Wallace asked that the record show she is not opposed to the increase (in allowances) for Harbor Slope, Holly Courts, Section 23 or Thrift Street; "I will vote for that increase, but I will not vote for the rest of it. I am voting 'no' where the Finance Committee and Staff made the changes not to pay the retro back."

Commissioner Ergina moved that the report and recommendations of the Finance Committee to adopt all three Utility Resolutions together be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	ABSTAIN:	Mrs. Cleo Wallace
	Mr. Martin Helpman		
		EXCUSED:	Mr. Stephen Walter
			Rev. Hamilton Boswell

Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2001

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOUISVILLE, KENTUCKY, TO ATTEND THE TWENTY-EIGHTH ANNUAL SCIENTIFIC MEETING OF THE GERONTOLOGICAL SOCIETY OCTOBER 25 TO 30, 1975

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RESOLUTION NO. 2001-a

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RESOLUTION AUTHORIZING TRAVEL TO LOUISVILLE, KENTUCKY, TO ATTEND THE TWENTY-EIGHTH ANNUAL SCIENTIFIC MEETING OF THE GERONTOLOGICAL SOCIETY OCTOBER 25 to 30, 1975

* *

WHEREAS, the 28th Annual Scientific Meeting of the Gerontological Society will be held in Louisville, Kentucky, October 25 to 30, 1975; and

WHEREAS, Miss Effie Robinson, Director of the Senior Citizens Social Services has been a member of this Society for several years; and

WHEREAS, Miss Robinson has been invited to present a paper based upon research done at San Francisco Housing Authority in conjunction with the School of Architecture, University of California, Berkeley; and

WHEREAS, this Authority deems that it is essential to the interests of the San Francisco Housing Authority and proper administration of its low-rent housing program that Miss Robinson attend the Scientific Meeting of the Gerontological Society in Louisville, Kentucky, October 25 to 30, 1975:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Miss Effie Robinson be authorized to attend the aforementioned Conference.

II. That time, expenses, and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Secretary stated the Director of Senior Citizens Social Services, Miss Effie Robinson, had been asked to present a paper at the conference, that no other staff members would be attending, and that Miss Robinson had been a member of the Gerontological Society for some time.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		Rev. Hamilton Boswell
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting be adjourned at 11:30 A.M.

_____
Chairman

ATTEST:

_____
Secretary

Minutes

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, October 9, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice Chairman
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Executive Director
Secretary
John E. Sullivan, Counsel

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Judy McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Olive Mae Rogers, Hunters Point
Ms. Dorothy Mae Wells, Hunters Point A, PHTA
Ms. Mandy Brown, Hunters Point A
Mr. Edward Montoya, PHTA, Bernal Dwellings
Ms. Pearl B. Manuel, North Beach, Tel Hi and EOC
Mr. Frank Weehard
Ms. Fommil Lee Merritt, Youth of North Beach
Ms. Nofoaluma Tuiasosopo, Sunnydale
Ms. Gertrude Williams, Holly Courts
Mr. John A. Jones, PHTA
Ms. Deborah Jackson, Westside Courts
Ms. Linda Gibson, League of Women Voters
Mr. Donald Canter, San Francisco Examiner
Mr. Ralph Craib, San Francisco Chronicle

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved that the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Secretary noted the Minutes of the Regular Commission Meeting of September 25, 1975, as distributed, contained a typographical error on Page 12 and the following page. The Resolution referenced on those pages should have read "Resolution No. 2002" and not "Resolution No. 2001" as typed. Commissioner Ergina moved the Minutes of the Regular Meeting of September 25, 1975, as distributed, be approved as amended. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

CORPORATION YARD:

Secretary stated that following the passage of Resolution No. 1998 at the Commission Meeting of September 25, 1975, which Resolution authorized the Executive Director to enter into a purchase agreement for the land and building at 300 Toland Street, efforts had been made to contact the broker representing the owner, to no avail. The owner himself was reached that afternoon, and it was then learned the building had been sold that morning to the Ford Motor Company. The Authority is now pursuing alternatives to locate a site which will be suitable to Authority needs.

Commissioner Ergina asked the amount the Housing Authority had offered. Secretary responded that the Authority had offered $625,000 for the land and building and $25,000 for the equipment already installed in the building which would have been usable to the Authority. Secretary continued by stating that the Ford Motor Company had paid $750,000 for the aforementioned land, building and equipment, in addition to an adjacent parcel of land, and further, that indications were the Ford Motor Company had been interested in leasing the building for the past two years. Secretary stated the Authority's offer had been based on available funds and HUD's appraisal of the land.

Commissioner Wallace asked if the Authority would have to repeat the process for the acquisition of a Corporation Yard in terms of HUD appraisers. Secretary stated that the entire process would have to be repeated should a suitable site be found but that such actions in no way would affect the amount of money available for the purchase of property, and, in fact, it would not be unrealistic to think that the Authority could work with HUD should additional funds be needed to purchase an appropriate site.

Commissioner Ergina moved to rescind Resolution No. 1998 which had authorized the Executive Director to offer to purchase 300 Toland Street. Commissioner Wallace seconded. Unanimously carried.

TARGET PROJECTS PROGRAM:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2003

* * * * * * * * * * *

RESOLUTION DECLARING POLICY IN THE HUNTERS POINT AREA, INCLUDING THE ALICE GRIFFITH GARDEN HOMES PROJECT, IN CONNECTION WITH THE TARGET PROJECTS PROGRAM, USE OF EXISTING MODERNIZATION AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS ALL RELATING TO PROJECTS HARBOR SLOPE CAL 1-9; HUNTERS POINT CAL 1-17(A) AND CAL 1-17(B); HUNTERS VIEW CAL 1-18(3); AND ALICE GRIFFITH GARDEN HOMES CAL 1-18(4)

* *

RESOLUTION NO. 2003

RESOLUTION DECLARING POLICY IN THE HUNTERS POINT AREA, INCLUDING THE ALICE GRIFFITH GARDEN HOMES PROJECT, IN CONNECTION WITH THE TARGET PROJECTS PROGRAM, USE OF EXISTING MODERNIZATION AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS - ALL RELATING TO PROJECTS HARBOR SLOPE CAL 1-9; HUNTERS POINT CAL 1-17(A) AND CAL 1-17(B); HUNTERS VIEW CAL 1-18 (3); AND ALICE GRIFFITH GARDEN HOMES CAL 1-18(4)

WHEREAS, the SFHA Commission was notified by letter dated December 18, 1974, from the office of the Assistant Secretary for Housing Management in the Department of Housing and Urban Development (HUD) that SFHA had been selected by HUD as a candidate LHA for participation in a new Target Projects Program (TPP) and that the Target Project area in San Francisco included all the Hunters Point projects, including the Alice Griffith Garden Homes; and

WHEREAS, by Board Resolution No. 1954 adopted on January 9, 1975 the SFHA Board of Commissioners declared the policy of SFHA to participate in the TPP for the project areas designated by HUD and approved the submission of Part "A" of the application; and

WHEREAS, HUD approved the SFHA submission of Part "A" of the TPP application on April 7, 1975; and

WHEREAS, SFHA then prepared and submitted Part "B" of the TPP application on April 30, 1975, as approved by Board Resolution No. 1979, wherein the need for $14,903,200 in TPP/Modernization funds from HUD were detailed as required to meet the TPP concept and goals for the Target Projects area; and

WHEREAS, the SFHA received a letter dated June 25, 1975 from the HUD Area Director, approving the TPP/Modernization amount of $4,474,512 which was only 30% of the amount requested; and

WHEREAS, the SFHA Board of Commissioners deemed that the amount approved by HUD for TPP/Modernization was insufficient to accomplish the concepts and goals which HUD had declared and established as TPP policy with respect to the Target Projects area designated in San Francisco as the Hunters Point projects including the Alice Griffith Garden Homes; and

WHEREAS, a San Francisco delegation met in Washington, D. C. on July 16, 1975 with Secretary Carla Hills of HUD to appeal the TPP/Modernization funding allocation of only $4,474,512; and

WHEREAS, as a result of the aforementioned meeting, Secretary Carla Hills agreed to consider the appeal for more adequate funding for TPP/ Modernization for the San Francisco Target Projects area but stated her desire for more data and information on the level of municipal services that the City and County of San Francisco would commit for the Target Project area to support the TPP concept; and

WHEREAS, in response to Secretary Carla Hill's request for additional information on the City and County support in municipal services to be provided for the Target Projects area, the Mayor's office forwarded a report to the Secretary on July 30, 1975 covering the level of municipal services to be provided to the area; and

WHEREAS, under date of October 3, 1975 the HUD Area Office Director advised SFHA of the decision by HUD Secretary Carla Hills, in response to the appeal for adequate funds for the Target Projects program in the full amount requested, was favorably considered and the SFHA should proceed immediately with planning and implementation of the Target Projects plan at the full level of funding as requested by SFHA; and

WHEREAS, the full amount of $1,155,000 to cover the software portion of TPP was set aside by HUD on June 19, 1975 by letter from HUD Assistant Secretary for Management and was included in a budget revision approved by the Board of Commissioners of SFHA in Resolution No. 1990 on July 24, 1975 and by HUD by budget revision approval on September 25, 1975; and

WHEREAS, the HUD Regional Administrator, by letter dated July 1, 1975, gave the SFHA full approval to proceed with the $1,155,000 TPP software implementation; and

WHEREAS, on April 10, 1975, the SFHA was notified that the Community Development program for the City and County of San Francisco was approved and included $1,048,450 for 1975 Community Development Block Grant Funds to be used in the demolition of part of and rehabilitation of a portion of project Cal 1-17(A); and

WHEREAS, the proposed Community Development program for the City and County of San Francisco for 1976 included $1,044,000 in Block Grant funds designated for needs in the Target Projects area of Hunters Point including the Alice Griffith Garden Homes; and

WHEREAS, the SFHA received a letter dated June 27, 1975 from the HUD Area Counsel enclosing annual contributions contract amendment documentation necessary to effect the execution of amendment to annual contributions contract No. SF-255 between SFHA and HUD to provide for the deposit, with SFHA of $4,474,512. in additional Modernization funds approved by the HUD Area Director by letter dated June 25, 1975; and

WHEREAS, the SFHA has received excellent and outstanding cooperation and support from every level of HUD, including, particularly, the HUD Area Office staff and Area Director, the HUD Regional office staff and Regional Administrator, the staff of the Assistant Secretary for Management in HUD and the personal interest and efforts of the Assistant Secretary for Management and the Secretary of HUD, Mrs. Carla Hills, in considering and supporting the recommendations of the Commissioners of SFHA and public housing residents that the TPP and Modernization package to cover the Hunters Point and Alice Griffith Garden Homes projects be a comprehensive and complete effort to carry out the stated goals and objectives of the Target Projects program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The San Francisco Housing Authority Commission approves proceeding with the TPP in the designated area of Hunters Point, including the Alice Griffith Garden Homes project as follows:
   a. The Executive Director proceed immediately to implement the software portion of the TPP with all previously designated and approved goals and objectives rescheduled for accomplishment over a two year period starting November 1, 1975 in lieu of the previously designated two year period starting July 1, 1975. All individual work tasks designated in the accomplishment of planned goals and objectives are to be rescheduled for completion at milestone dates which are four months later than previously scheduled when the start up date for the two year program was designated as July 1, 1975.
   b. The Executive Director proceed immediately to initiate planning for the total TPP/Modernization program for the TPP area in the total amount of $14,486,650 and to give priority to the immediate planning and implementation of the first phase of the TPP/Modernization program which is designated as the complete modernization of projects Hunters Point "A" - Cal 1-17(A) West portion, Hunters Point "A" - Cal 1-17(A)

East portion and Hunters Point "B" - Cal 1-17(B), all to be completed from currently available and allocated 1975 funds as detailed below. Of the designated priority projects for immediate planning and implementation within currently available funds, special and earliest possible priority is to be given to the demolition of nine (9) three story walk-up buildings containing 108 dwelling units, in the western portion of the Hunters Point (A) project Cal 1-17(A) in accordance with Commission policy adopted in Board Resolution No. 1959 on January 22, 1975.

Planning and implementation of the total TPP Program is to be based on the following funding sources and estimates:

(1)	Funds currently allocated and available:	
(a)	TPP/Software program	1,155,000
(b)	Community Development Block Grants 1975 approved program	1,048,450
(c)	Existing HUD Modernization funds remaining unspent - Phases I and II	182,988
(d)	HUD allocated 1975 TPP/Modernization funds	4,474,512
	Total funds currently available	6,860,950
(2)	Funds designated from 1976 authorization:	
(a)	Community Development Block Grants 1976 recommended program	1,044,000
(b)	HUD TPP/Modernization 1976 funds	7,736,700
	Total funds to be allocated from 1976 allocations	8,780,700
	Grand Total of funds available for TPP/Modernization	15,641,650

c. The Executive Director assure that tenants residing in the projects in the TPP Area and the Public Housing Tenants Association be fully informed and completely involved in accordance with HUD policy, in connection with all aspects of planning and implementation of the Target Projects Program.

BE IT FURTHER RESOLVED:

The San Francisco Housing Authority Commission approves proceeding immediately with consideration of a companion resolution to provide for amendment to annual contributions Contract No. SF-255 to provide for the deposit of $4,474,512 in Modernization monies with SFHA in accordance with approval of the HUD Area Director in letter dated June 25, 1975. Such deposit being deemed necessary to fulfill the aforementioned HUD allocation of 1975 TPP/Modernization funds.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary stated the Chairman of the Commission had received a letter dated October 3, 1975 from the Area Director of HUD, Mr. James Price, informing the Housing Authority of Secretary Carla Hills' decision to grant the Housing Authority the entire unfunded TPP modernization amount of $7,736,700 from Fiscal Year 1976 Modernization funds. Secretary referenced the varied sources of funding which had been secured for the TPP Program, including Community Development Block Grants for both 1975 and 1976, the TPP/Software funding, existing HUD Modernization funds remaining unspent, (Phases I and II), HUD allocated 1975 and 1976 TPP/Modernization funds and stated the grand total which will be available for the Target Projects Program amounts to $15,641,650. Secretary continued by noting the authorizations contained in the Resolution, including the mandate that tenants residing in the TPP project area and the Public Housing Tenants Association be fully informed and completely involved in accordance with HUD policy in all aspects of the planning and implementation of the Target Projects Program. Secretary concluded by stating that Staff recommends passage of the Resolution and also that of the companion Resolution which provides for the deposit of the HUD allocated 1975 TPP/Modernization funds in the amount of $4,474,512 under a general depositary agreement.

Commissioner Wallace recalled the Commission Meeting of August 14, 1975 at which time it was stated that a meeting would be held with the tenants of the TPP area, Public Housing Tenants Association and Staff for purposes of presenting a status report regarding the TPP program. The Commissioner stated the meeting had not been held and asked when the meeting would take place. Deputy Executive Director, Mr. Walter L. Scott, II, responded that, indeed, the meeting had not been held because Staff had no answers other than those which already had been presented to the tenants, that Staff had no further answers this date, but that a follow up meeting would be held during the first week in November. The Deputy Executive Director stated the status report presented at the Commission Meeting of August 14, 1975, had been sent to all tenant leaders in the Target Projects Program area, and that based on the TPP scheduling which had been formulated by Staff just last week, and additional information being gathered, Staff would be able to present a comprehensive status report at the forthcoming meeting. Secretary reiterated his commitment to keep the tenants of the TPP area fully informed.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		Rev. Hamilton Boswell
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

FINANCE:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 2004

* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 37 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT: AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

(ORIGINAL RESOLUTION FILED IN MINUTE BOOK)

Secretary referenced his earlier statement that the Resolution simply accepts money from HUD and that none of the money would be spent until all conditions are met.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		Rev. Hamilton T. Boswell
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

9. NEW BUSINESS:

FILM DOCUMENTARY - CETA ARTISTS AND GARDENERS:

Secretary announced a documentary film would be presented regarding the CETA artists and gardeners of San Francisco as a progress report of the Authority murals and community garden program. Chief of Family Tenant Services, Mr. Melville Spriggs, introduced Mr. Mike Nolan, a CETA artist, who had assisted in the production of the film and stated that the documentary was produced by Optic Nerve with a grant from the National Endowment for the Arts, that it is designed to promote a similar use of federal manpower funds in other parts of the country. The Chief of Family Tenant Services continued by stating the CETA (Comprehensive Employment and Training Act) program was initiated last year by the Neighborhood Arts Program of the San Francisco Art Commission in cooperation with the Alvarado School Arts Program and that Mr. Ron Mermel of the Authority staff had worked closely with the program and the production of the film.

10. ADJOURNMENT:

Chairman declared the meeting officially adjourned at 10:20 A.M. in order to proceed with the showing of the documentary film.

_____
Chairman

ATTEST:

_____
Secretary

DOCUMENTS
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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, October 23, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mrs. Joan Byrnes, Acting Chairman
Rev. Hamilton Boswell, Commissioner
Dr. Amancio Ergina, Commissioner
Mrs. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Executive Director
Secretary
John E. Sullivan, Counsel

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Judy McCabe, President, PHTA
Ms. Linda Gibson, League of Women Voters
Mr. Donald Canter, San Francisco Examiner
Mr. Hercules Sanchez, Laborer to be Retired
Ms. Louise Yee, Ping Yuen Association
Ms. Julie Armstrong, COMO
Mr. Ed Montoya, President, Bernal Dwellings Tenants
Ms. Linda Romero, Bernal Dwellings
Ms. Marguerita Bae, Bernal Dwellings
Ms. Nofoaluma Tuiasosopo, Sunnydale Tenants Association
Ms. Seata Jai, Samoa for Samoa, Sunnydale

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the Agenda be the Agenda of the Day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Meeting of October 9, 1975, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

BID RESULTS - GROUP FINANCING:

Secretary announced bids were received October 15, 1975 for the Sixth Series, 1975 Group Financing, for the amount of $44,316,000. The bids ranged from a low of 3.76% to a high of 4.04%.

The successful bidders were United California Bank and Salomon Brothers/Morgan Guaranty Trust Co. at the following rates:

	Amount	Interest	Premium
United California Bank	$ 5,000,000	3.76	12
	$10,000,000	3.78	14
	$10,000,000	3.81	14
	$10,000,000	3.82	14
Salomon Brothers/ Morgan Guaranty Trust Co.	$ 9,316,000	3.83	1228
	$44,316,000		
Salomon Brothers/ Morgan Guaranty Trust Co.	$35,000,000	3.83	4064
Bank of America/et al	$44,316,000	3.83 to 3.99	2012
United California Bank	$ 9,316,000	3.84 to 3.86	22
Chemical Bank	$ 4,316,000	3.84	78
Crocker National/ Wells Fargo N. A.	$44,316,000	3.88 to 4.04	200
Bank of California	$ 4,000,000	3.92 to 3.96	50
Mellon Bank	$ 450,000	3.94	25

36TH NATIONAL NAHRO CONFERENCE:

Secretary stated certain Commissioners and Staff had attended the recent NAHRO conference in Los Angeles. Acting Chairman Byrnes stated she found the Conference discouraging in that there was a general feeling that the Section 8 Program, in its present form, will not work and that HUD's emphasis throughout the conference appeared to be "on the bottom line", thereby stressing housing as a business and slighting the "people aspect". HUD officials had indicated the need for a commitment from the cities themselves with input from tenants and home owners to provide the community services necessary under the Section 8 program. The Acting Chairman concluded by stating that HUD's insisting LHA's become self-sufficient causes one to wonder why HUD, through its Rules and Regulations, forbids LHA's to enter into profit-making enterprises, which enterprises could conceivably provide financial help to LHA's and jobs for tenants.

Commissioner Wallace concurred with the Acting Chairman's sentiments and stated it was interesting to note that while many have said all along the Section 8 Program will not work in its present form, this was the first time Secretary Carla Hills had altered her stand by stating that "maybe" the Program will work. The Commissioner also noted the Conference was the best attended in recent memory which indicated to her that even though the Section 8 Program is not looked on favorably, evidently such thinking did not deter large numbers of delegates from attending the Conference.

Secretary pointed out HUD officials are not saying the Section 8 Program will not work for rehabilitation or already-existing housing, but that it will not add a single unit of low-rent housing to any community's housing inventory. Secretary acknowledged Commissioner Wallace's observations and stated he agrees with what Commissioner Boswell has felt all along, that the Program will eventually deter into a device that will provide no housing whatsoever for the lowest income people. Secretary voiced his opinion that the entire approach to public housing appears to be a continuation of the Nixon Administration's policy, i.e., public housing programs have failed and, therefore, there should be no public housing at all.

Deputy Executive Director, Mr. Walter L. Scott, II, reiterated earlier statements regarding the increased participation at the conference and stated the delegates at the Business Meeting of the Conference had adopted a very firm policy statement regarding the continuing crisis in public housing.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2005
* * * * * * * * * *

RESOLUTION TO ESTABLISH POLICIES OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO GOVERNING THE ESTABLISHMENT OF A WAITING LIST AND THE ISSUANCE OF CERTIFICATES OF FAMILY PARTICIPATION FOR THE SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM, EXISTING HOUSING
* *

RESOLUTION NO. 2005
* * * * * * * * * * *

RESOLUTION TO ESTABLISH POLICIES OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO GOVERNING THE ESTABLISHMENT OF A WAITING LIST AND THE ISSUANCE OF CERTIFICATES OF FAMILY PARTICIPATION FOR THE SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM, EXISTING HOUSING
* *

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the provisions of this Resolution, together with the provisions of the Annual Contributions Contract, as amended, or as may hereafter be amended and the California Housing Authorities Law shall govern the administration of this Authority's Section 8 Housing Assistance Payments Program, Existing Housing, as it relates to the establishment of a waiting list for the issuance of Certificates of Family Participation for the Section 8 Housing Assistance Payments Program, Existing Housing.

SECTION I: RECEIPT OF APPLICATIONS AND ESTABLISHMENT OF A WAITING LIST

A. Public Notice to Lower-Income Families. This agency shall make known to the public through publication in a newspaper of general circulation as well as through minority media and other suitable means, the availability and nature of housing assistance for lower-income families and the notice shall inform such families of the location at which they may apply for Certificates of Family Participation. Publicity shall state that applicants on waiting lists for conventional low-rent units and the Section 23 Housing Assistance Payments Program must apply specifically for the Section 8 Housing Assistance Payments Program. The notice shall also specify that such applicants will not lose their place on the public housing and Section 23 waiting lists.

B. Receipt of Applications. Applications are to be accepted from all families apparently eligible for the issuance of a Certificate of Family Participation. This rule is to hold unless the number of families on the waiting list for Certificates is such that there is no reasonable prospect that additional applicants could be issued Certificates within the next year. In such a case, application-taking will be temporarily suspended. The suspension of application-taking will be publicly announced by publication of a notice in a newspaper of general circulation as well as through minority media and other suitable means. The announcement will specify the effective date of the suspension. Identical methods of announcement will be utilized prior to the resumption of application-taking.

C. Processing of Applications. The Application constitutes the basic record of each family applying for a Certificate of Family Participation. Each Application shall reflect the date and time received. To assure that the data upon which determinations of eligibility, priority and preference status, Gross Family Contribution and size of dwelling required are accurate and complete, the information submitted by each applicant will be verified. The application together with all other materials relating to the family's eligibility, priority and preference rating, etc. will be maintained in an active file for each eligible applicant.

D. Establishment of a Waiting List. Each eligible applicant family shall be placed on the Waiting List and the files (or appropriate types of control records) maintained in a manner so as to assure compliance with the selection policies set forth in Section II. In the event it is determined that Certificates cannot be issued to all eligible applicant families because of limited Annual Contributions Contract authorization, such families shall be notified of this fact and of the approximate date that a Certificate may be issued, insofar as such date can reasonably be determined.

E. Families Determined to be Ineligible. If an applicant family is determined to be ineligible on the basis of income, family composition or for any other reason, the applicant shall be notified promptly by letter of the determination and the reasons therefor. The applicant shall be informed in the letter of his right to an informal hearing, if requested within 15 days from the date of the letter, to make a reply or explanation as he may wish. If, after the hearing, the applicant is still determined to be ineligible, the applicant shall be notified in writing.

SECTION II: SELECTION OF FAMILIES FOR ISSUANCE OF CERTIFICATES OF FAMILY PARTICIPATION

A. Governing Conditions. As among eligible applicant families of the size and composition appropriate to the dwelling units authorized in the Annual Contributions Contract, selection for the issuance of Certificates of Participation shall be made first from families who are residents of the City and County of San Francisco, in accordance with the priorities and preferences as set forth in Paragraphs B and C and secondly, from other families in the same order EXCEPT as provided in subparagraph 1, below. Selection shall be made without regard to race, color, creed, religion, sex or national origin.

B. Order of Priority. Priority in the selection of families for the issuance of Certificates of Family Participation shall be granted according to the urgency of housing need in the following order:

1. Families who are actually without housing or about to be without housing, including those under a notice of displacement (by public action) and whose homes have been affected by a natural disaster.

2. Families who are residing in unsafe, unsanitary, or over-crowded dwellings.

3. Other eligible families.

C. Order of Preference. Within each group of applicants set forth above, preference is to be granted in the following order:

1. Families Displaced by Public Action

a. Families of disabled veterans whose disability has been determined by the Veterans Administration to be service-connected.

b. Families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service-connected.

c. Families of other veterans and servicemen.

d. Other families displaced by public action.

2. Displaced single persons 18 years and older.

3. Non-Displaced Families.

a. Families of disabled veterans whose disability has been determined by the Veterans Administration to be service-connected.

b. Families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service-connected.

c. Families of other veterans and servicemen.

d. Other non-displaced families.

D. Time and Date Sequence of Applications. In the event of two or more eligible applicant families requiring the same unit size with identical priority and preference status, the date and time sequence of applications shall govern the issuance of a Certificate of Family Participation.

E. Definition of a Family Unit and Eligibility for Issuance of a Certificate for Family Participation.

1. Two or more persons related by blood, marriage or adoption; or

2. A single person age 62 or over, or if under age 62, totally disabled, or handicapped.

3. The following may be included in a family:

a. Persons temporarily absent who will later live regularly as part of the family.

b. A nurse or homemaker to care for children or an incapacitated family member.

c. A single displaced person over 18 years of age.

F. Non-Displaced Families

1. Families of disabled veterans whose disability has been determined by the Veterans Administration to be service-connected.

2. Families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service-connected.

3. Families of other veterans and servicemen.

4. Other non-displaced families.

G. This Authority will use HUD established schedules of income limits for determining whether families qualify as Lower-Income Families and Very-Low-Income Families. The term Lower-Income Families means a Family which includes six or more minors (other than head or spouse). The term Very-Low-Income Families means a Family which includes eight or more minors (other than head or spouse).

1. The Issuance of Certificates of Family Participation will be administered so that 30% of the families issued certificates for whom leases are approved by the PHA come under the definition of Very-Low-Income Families.

2. The amount of Housing Assistance Payment on behalf of the Eligible Family, to be determined in accordance with schedules and criteria established by HUD, will equal the difference between (a) no less than 15 percent nor more than 25 percent of the Family's Income and (b) the Gross Rent, taking into consideration the Income for the Family, the number of minor children in the household, and the extent of medical or other unusual expenses incurred by the Family, except that, in the case of a Large Very-Low-Income Family or a very large Lower-Income Family or a Family with exceptional medical or other unusual expenses, the amount shall be the difference between 15 percent of the Family's Income and the Gross Rent.

H. Shopping Incentive credit to Family - As an incentive to Families to find the most economical Decent, Safe, and Sanitary housing suitable to their needs and approvable under this Part, if a Family selects a unit (other than a unit receiving the benefit of Federal, State or Local subsidy) for which the Owner's proposed Contract Rent plus any applicable Allowance is below the applicable Fair Market Rent, the Family will be given credit (Shopping Incentive Credit) by a reduction in its required monthly Gross Family Contribution based on that Contribution and the authorized allowance permitted the applicant upon approval of his or her Certificate of Family Participation.

I. Annual Reexamination of Eligibility - Reexamination of Family Income, composition, and the extent of medical or other unusual expenses incurred by the Family shall be made by the Authority at least annually (except such reviews may be made at intervals no longer than two years in the case of elderly Families) and appropriate redeterminations shall be made by the Authority of the amount of Gross Family Contribution and the amount of the Housing Assistance Payment, all in accordance with schedules and criteria established by HUD.

J. Eviction - The Owner shall not evict any Family unless the Owner complies with the requirements of local law and applicable state law. However, the Owner must first obtain the Authority's authorization for an eviction; accordingly, a copy of the notice shall be furnished simultaneously to the Authority in writing or in person. The Authority shall immediately examine the grounds for eviction and shall authorize the eviction unless it finds the grounds to be insufficient under the Lease between Owner and Family. The Authority shall notify both the Owner and the Family of its findings.

SECTION III: HOLDERS OF CERTIFICATES OF FAMILY PARTICIPATION "FINDERS-KEEPERS" POLICY

A. Responsibility of Holders. Each holder of a Certificate of Family Participation shall be responsible for finding an Existing Housing unit suitable to the holder's needs and desires in any area within this Authority's jurisdiction. A holder of a Certificate may select the dwelling unit which the holder already occupies if the unit qualifies as Existing Housing.

B. Action by Housing Authority. This Authority will provide assistance in finding a unit for any family which alleges that discrimination is preventing it from locating a suitable unit. Assistance will also be provided in finding units for those families who, because of age, handicap, or other reasons, are unable to locate approvable units.

II. That this Resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary recalled a history of the Authority's involvement in the Program, citing the City's original request dated May 22, 1975, to make an application for Section 8 Existing Housing. On June 12, 1975 this Authority submitted its application over the Mayor's signature to HUD whereupon tentative approval of the application was given to the Authority on June 30, 1975. The required Resolution authorizing the Executive Director to enter into an Annual Contributions Contract for 323 units of Section 8 Existing Housing passed at the Commission Meeting of July 24, 1975. The Authority was subsequently advised of two deficiencies in the application, one relating to the policies and procedures for the Equal Opportunity Housing Plan which has been corrected, and the other regarding the establishment of a waiting list and the issuance of certificates of family participation for the Program, hence the submission of the above referenced Resolution to the Commission this date.

Ms. Judy McCabe, President of PHTA, initiated a general discussion which centered around a provision of the Program whereby 30% of the tenant participants must qualify as "very-low income" families. Ms. McCabe voiced her concerns regarding the balance of the units, would they remain vacant when it would appear to be obvious that more than 30% of the applicants for the Section 8 program could easily qualify as "very low income" families.

Chief of Leased Housing, Mr. John Callahan, clarified the definition of "very low income" by quoting from the Federal Register dated Monday, May 5, 1975, "Section 8 Housing Assistance Payment Program-Existing Housing":

> "...'Lower-Income Families' means Families whose Incomes do not exceed 80 percent of the median Income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish Income limits higher or lower than 80 percent of the median for the area on the basis of his findings that such variations are necessary because of prevailing levels of construction costs, unusually high or low family Incomes, or other factors.
>
> 'Very Low-Income Families' means Families whose Incomes do not exceed 50 percent of the median Income for the area, as determined by the Secretary with adjustments for smaller and larger families."

Chief of Leased Housing continued by stating the Authority is required to maintain the 30% level of "very low income" tenants, that it is not known at this point if that limit can be exceeded, and, finally, that "Family" under the HUD regulations can also mean a single person.

Secretary pointed out that there is no way of knowing what percentage of "very-low, lower and moderate income" tenants will apply for the program, that certainly it is known that the current waiting lists for the conventional and Section 23 programs are made up of a large number of "very low income" applicants; however, the Section 8 program will establish a separate list of applicants and should maintaining the 30% limit, which could conceivably exclude eligible applicants, become a problem to the Authority in its implementation of the Program, then all efforts will be made to alter the mandates imposed by HUD.

Deputy Executive Director stated emphatically that the Housing Authority was on record as having opposed this particular provision of the program, but that now it has been mandated by law and the Authority must abide by that law. Deputy Executive Director also recalled that under the provisions of the program, it must be remembered that the building owners will select the tenants, the Authority only certifies a certain tenant is eligible.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mrs. Cleo Wallace		Mr. Stephen Walter
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2006

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO CHICAGO, ILLINOIS TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' COMMITTEE MEETING ON REGIONAL, CHAPTER, AND STATE RELATIONS NOVEMBER 20, 1975 AND THE BOARD OF GOVERNORS MEETING IN CHICAGO, ILLINOIS, NOVEMBER 21-22, 1975

* *

RESOLUTION NO. 2006
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO CHICAGO, ILLINOIS TO ATTEND NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' COMMITTEE MEETING ON REGIONAL, CHAPTER, AND STATE RELATIONS NOVEMBER 20, 1975 AND THE BOARD OF GOVERNORS MEETING IN CHICAGO, ILLINOIS, NOVEMBER 21-22, 1975
* *

WHEREAS, the National Association of Housing and Redevelopment Officials Committee on Regional, Chapter, and State Relations will meet in Chicago, Illinois on November 20, 1975; and

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a Board of Governors Meeting in Chicago, Illinois on November 21-22, 1975; and

WHEREAS, the Executive Director is a member of the Board of Governors; and

WHEREAS, the Deputy Executive Director is President of the Pacific Southwest Regional Council of NAHRO, a member of both the Board of Governors and the Regional, Chapter and State Relations Committee; and

WHEREAS, this Authority deems that the attendance of both the Executive Director and Deputy Executive Director at the aforementioned Board of Governors meetings in Chicago, Illinois, is essential to the conduct of its low-rent operations; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director at the Regional, Chapter and State Relations Committee meeting in Chicago, Illinois, is essential to the conduct of its low-rent operations; and

WHEREAS, the expenses involved for the Deputy Executive Director will be paid by the Pacific Southwest Regional Council of NAHRO:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director and the Deputy Executive Director be authorized to travel to Chicago, Illinois to attend the aforementioned meetings.

II. That travel time, expenses and per diem for the Executive Director be allowed in accordance with the travel policies of this Authority.

III. That travel time, expenses and per diem for the Deputy Executive Director be paid by the Pacific Southwest Regional Council of NAHRO.

IV. That this authorization shall become effective immediately.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mrs. Cleo Wallace		Mr. Stephen Walter
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2007

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO BALTIMORE, MARYLAND TO ATTEND THE NATIONAL TENANTS ORGANIZATION EXECUTIVE BOARD MEETING, OCTOBER 28, 1975 AND 1975 CONVENTION, OCTOBER 29 THROUGH NOVEMBER 2, 1975

* *

RESOLUTION NO. 2007

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO BALTIMORE, MARYLAND TO ATTEND THE NATIONAL TENANTS ORGANIZATION EXECUTIVE BOARD MEETING, OCTOBER 28, 1975 AND 1975 CONVENTION, OCTOBER 29 THROUGH NOVEMBER 2, 1975

* *

WHEREAS, the National Tenants Organization will hold its Executive Board Meeting in Baltimore, Maryland on October 28, 1975; and

WHEREAS, the National Tenants Organization will hold its 1975 Convention in Baltimore, Maryland, October 29 through November 2, 1975; and

WHEREAS, Commissioner Cleo F. Wallace, as Chairperson of the Western Regional NTO is a member of the Executive Board; and

WHEREAS, the Commissioner has been asked to be the Moderator of a General Session concerning the Performance-Oriented Funding System; and

WHEREAS, the Commissioner has been asked to be a panelist at a workshop concerning the Section 8 mechanism for producing low-to-moderate income housing.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Cleo F. Wallace be authorized to travel to Baltimore, Maryland to attend the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mrs. Cleo Wallace		Mr. Stephen Walter
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

COMMENDATION:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2008

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COMMENDATION

MRS. ALICE F. NG

* * * * * * * * * * *

RESOLUTION NO. 2008

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C O M M E N D A T I O N

MRS. ALICE F. NG

* * * * * * * * * * *

WHEREAS, Mrs. Alice F. Ng did enter the employ of the San Francisco Housing Authority on April 16, 1951; and

WHEREAS, Mrs. Ng, during her tenure of 24 years, 6 months and 14 days did faithfully and diligently discharge her duties and responsibilities as a Principal Clerk of this Authority; and

WHEREAS, Mrs. Ng has gained the respect of the Commission of this Authority, the Staff and her fellow employees for her loyalty, efficiency and dedicated service; and

WHEREAS, Mrs. Ng has retired from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 23rd day of October 1975, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mrs. Alice F. Ng its deep appreciation for her many years of service, and its warmest wishes for a long, happy and healthy retirement.

Secretary noted Mrs. Ng was evidently enjoying her retirement as she is currently traveling in the Far East. Commissioner Boswell moved the Resolution be adopted. Commissioner Ergina seconded. Unanimously carried.

COMMENDATION:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2009
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COMMENDATION

MR. HERCULES SANCHEZ
* * * * * * * * * * *

RESOLUTION NO. 2009
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C O M M E N D A T I O N

MR. HERCULES SANCHEZ
* * * * * * * * * * * * *

WHEREAS, Mr. Hercules Sanchez did enter the employ of the San Francisco Housing Authority on July 7, 1950; and

WHEREAS, Mr. Sanchez, during his tenure of 25 years, 3 months and 3 days did faithfully and diligently discharge his duties and responsibilities as a Laborer for this Authority; and

WHEREAS, Mr. Sanchez has gained the respect of the Commission of this Authority, the Staff and his fellow employees for his loyalty, efficiency and dedicated service; and

WHEREAS, Mr. Sanchez, having reached the mandatory retirement age of 65, has retired from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 23rd day of October 1975, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mr. Sanchez its deep appreciation for his many years of service, and its warmest wishes for a long, happy and healthy retirement.

Secretary noted Mr. Sanchez was in the audience. The Commendation was read and Mr. Sanchez received the applause and best wishes of the Commissioners. Commissioner Wallace moved the Resolution be adopted. Commissioner Boswell seconded. Unanimously carried.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:30 A.M.

_____
Acting Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, November 13, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
(Entered Meeting at 10:10 A.M.)
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Acting Secretary,
Deputy Executive Director
John E. Sullivan, Counsel

2. VISITORS:

Acting Secretary acknowledged the visitors:

Mr. Donald Canter, San Francisco Examiner
Ms. Linda Gibson, League of Women Voters
Ms. Ann Anderson, League of Women Voters
Ms. Judy McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Mary J. Burton, Hunters Point A
Ms. Lillian Robinson, Hunters Point A
Ms. Mandy Brown, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Wilma Paramore, Hunters Point A
Ms. Bettye Knight, Hunters View
Ms. Barbara Srumbo, Hunters View
Ms. Sarah Williams, President, Alice Griffith
Ms. Laura Aldridge, PHTA and Alice Griffith
Mr. Alfred Schmidt, Holly Courts
Ms. Elma Phelps, Holly Courts
Ms. Terry Lee, PHTA, Ping Yuen
Ms. Rebecca Purnell, PHTA
Ms. Lucy Daniels, Westside Courts
Ms. Deborah Jackson, Westside Courts

DOCUMENTS

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved that the Agenda be the Agenda of the Day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell moved the Minutes of the Regular Meeting of October 23, 1975, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

TWENTY-EIGHTH ANNUAL SCIENTIFIC MEETING OF THE GERONTOLOGICAL SOCIETY:

Acting Secretary stated the Director of Senior Citizens Social Services, Miss Effie Robinson, had attended the conference and was honored by being asked to present a paper entitled "Social Activity and the Housing Environment of the Elderly". A summary of that document was available in each of the Commissioners' folders. Generally, the conference was attended by some 2,000 delegates, the larger percentage of whom are researchers from the fields of Medicine, Biology, Psychology, Education, Sociology and Economics. Acting Secretary referenced a summary of the conference itself, again in the folders of the Commissioners, and noted Miss Robinson's statement regarding the new excitement and interest in the field of Aging largely stimulated by aggressive action for betterment of conditions on the part of the elderly themselves. Also, the many grants and fellowships available through universities and colleges encourage hundreds of young people into the field. As an added note of interest, Acting Secretary stated Miss Robinson had been asked by Mr. William Oriol, Executive Director, Special Committee on Aging, United States Senate, to forward a statement regarding the "Mini-Mobile Market" program to him for inclusion in the Senate Record.

NATIONAL TENANTS ORGANIZATION'S EXECUTIVE BOARD MEETING AND 1975 CONVENTION:

Commissioner Cleo F. Wallace stated she had attended the conference and was pleased to see that some 1,500 tenants had been able to attend from across the country. The Commissioner stated that because of the efforts being made by tenants from all parts of the country concerning Section 8 and the job situation, HUD had recently allocated $100,000 to the Organization. Mr. H. R. Crawford, Assistant Secretary of HUD, stated his office would accept telephone calls from those tenants throughout the country who were having trouble with a "bad attitude" toward tenants. The Commissioner stated HUD officials recognized that the majority in public housing are children and senior citizens and that when funds are available for a third-round TPP program, those Authorities which have not been selected to participate thus far will be given priority for third-round funds, thereby acknowledging the fine work done by the National Tenants Organization on behalf of fellow tenants. Commissioner Wallace continued by stating there were twenty-two tenant-commissioners in attendance and all twenty-two had met privately with Mr. Crawford. To emphasize the success of the conference, Commissioner Wallace recalled that some 2,000 delegates had attended the National NAHRO Conference in Los Angeles, mostly on funds provided by various Housing Authorities and Agencies, whereas the 1,500 tenants present at the NTO Conference had provided most of the travel funds themselves.

Commissioner Walter entered the Meeting at 10:10 A.M.

REPORT ON HUD SEMINAR PERTAINING TO SECTION 8 AND HOUSING ASSISTANCE PLANS:

Acting Secretary stated that on November 5, 1975, the Executive Director and Chief of Leased Housing had attended a meeting conducted by Mr. James Price, Area Director of HUD. The meeting was designed specifically for Housing Authority executives and local municipal and county officials to clarify matters regarding both Section 8 and the preparation of Housing Assistance Plans.

Chief of Leased Housing, Mr. John Callahan, reported that no Housing Authority in this HUD Area has yet received an ACC regarding the Section 8 program and that Mr. Price had spent considerable time discussing the "finders-keepers" aspect of the program wherein eligible Section 8 tenants are encouraged to remain where they live now and have their rent subsidized. Mr. Callahan stated many of the conference participants took exception to this provision because the program does not help applicants already on waiting lists for public housing. HUD's advertising schedule for New Construction and Substantial Rehabilitation was included in the information presented to the Commissioners regarding this report.

Mr. Callahan continued by stating many participants had been concerned about the fair market rents for existing housing as suggested by HUD, specifically, that HUD's interpretation of the fair market rents appears to be some 25-50% under actual market rents. Mr. Price had responded that the matter was being reviewed at the Washington level and hopefully, the fair market rents for existing housing would be revised upward for the entire country. Mr. Callahan concluded by stating that for those Housing Authority delegates who had not been as involved in the evolution of the Section 8 program as the San Francisco Housing Authority, the Conference provided much-needed information, but for those Authorities and NAHRO members who have been involved in the program from its inception, the information was the same as has been heard from HUD for over a year.

Commissioner Byrnes questioned the 89-unit allocation made by HUD to the Authority for the Section 8 New Construction/Substantial Rehabilitation Program. Acting Secretary stated the Authority had originally asked for 1,200 units under the Housing Assistance Payments program, and that while 89 were allocated, it is now thought that HUD is holding back an additional 600 units for both the Redevelopment Agency and the Housing Authority for use in the Hunters Point and Western Addition areas. The Acting Secretary further stated Mr. Price is well aware of the situation and that Mr. Price is an Area Director of HUD who is willing to work directly with Commissions and Housing Authority Staff members on a close basis.

Chief of Leased Housing stated the first advertisement by HUD for New Construction or Substantial Rehabilitation for the Section 8 program was for some 500 units outside of San Francisco. HUD received responses for 354 units, the majority of which were for senior citizen New Construction and very few for Rehabilitation. The reason, Mr. Callahan continued, is because there are few answers from HUD regarding the financing of units to be rehabilitated. Acting Secretary stated that until the State Finance Agency is established, it is difficult to picture the Section 8 program "getting off the ground".

7. REPORT OF COUNSEL:

1880 PINE STREET:

Counsel Sullivan stated a motion had been made to consolidate the seventeen law firms involved in the case. This was done and the matter assigned to Judge Campilongo who now has all the files. A major breakthrough came when the attorney for the contractor withdrew and a new firm was substituted. Counsel stated the new firm is most reputable and highly respects Counsel Don King who is working on the case. Counsel continued by referring to an all-day meeting called by Judge Campilongo at which time many minor details were taken care of and as a result, an "out of court settlement" is no longer an impossibility but a "definite probability". Counsel concluded by stating that should the case go to trial it could take as long as six weeks, during which time the entire Planning and Construction Staff of the Housing Authority would be deeply involved.

Commissioner Walter stated a HUD representative should sit in on all conferences as HUD will have to approve any settlement. Acting Secretary stated Mr. William North, Regional HUD Counsel, has asked his Staff specifically not to sit in on such conferences but be kept informed. Counsel Sullivan stated HUD does not have sufficient Staff to attend all such conferences. Commissioner Walter reiterated his conviction that a HUD Staff member should be present because there is "a lot of money" involved.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Acting Secretary stated a mass community-wide meeting regarding the TPP program had been held on November 8, 1975, that each Commissioner had received information relating to the meeting on November 5, 1975, and asked Ms. Lauren Scher, recently appointed TPP Coordinator, to update the Commission.

Ms. Scher stated the meeting had been called to announce to all residents of the TPP area that the Housing Authority had received the full funding for the rehabilitation program and to discuss the proposed implementation of the rehab program. Each resident of the TPP Area received a letter inviting participation in the all-day conference and each resident received a follow-up flier. Two hundred and fifty residents signed in at the conference and Staff had been pleased with the active participation on the part of those present. Ms. Scher acknowledged the participation of Commissioners Byrnes and Helpman, and representatives of HUD, the Redevelopment Agency and the Mayor's Office of Community Development. The Coordinator stated that like meetings will be held in the future and the meetings will follow a similar format, that is, general discussion, question and answer periods and detailed workshops.

Commissioner Byrnes stated she was pleased to have participated in the meeting and that generally, it appears there is a need for increased tenant input, particularly regarding the matters of relocation and transference. The Commissioner referenced the questionnaire which had been handed out at the meeting, and which is to be revised and mailed to all residents of the TPP area. Ms. Byrnes emphasized the need and value of a comprehensive study of the needs and wishes of the tenants concerning matters of relocation, transference, security and jobs available. The Commissioner concluded by stating there is a need for better communication between the tenants and the Housing Authority but that she is confident both the Authority and tenants can and should work closely together.

Ms. Judy McCabe, President of the Public Housing Tenants Association, addressed the Commission regarding the November 8th meeting. Ms. McCabe acknowledged the presence of Commissioners Byrnes and Helpman at the meeting and voiced her disappointment that the Executive Director had to leave the meeting. She stated the tenants had asked a number of questions which were not answered, that the tenants had made arrangements to be away from their normal Saturday procedures to attend the meeting, only to find Staff which did not answer questions in a definitive manner. Ms. McCabe continued by referencing the matter of "moving costs" and stated the tenants felt the "reimbursement" would not be enough, and furthermore, the tenants had not understood why only three classifications of the jobs available were designated as specifically for tenants of the TPP Area.

Ms. McCabe stated TPP residents should be given 75% of the TPP jobs with the balance going to other residents of public housing, tenants who desire to remain in their units during the rehabilitation process, knowing of the inconvenience involved, should be allowed to do so, and that those tenants who decide to vacate their unit during the TPP program and who want to return to that specific unit should be allowed to do so. With reference to the last item above, Ms. McCabe stated the packet of materials handed out at the meeting contained a statement to the effect that tenants would be able to move "back into the area" but that there was no mention of reimbursement for that second move. She continued by

stating meetings and workshops should be held within each TPP project involved, with packages of information for each resident and someone present who can explain the program to the tenants, and who can inform the tenants of alternatives available to them.

Commissioner Walter stated the Executive Director would have had the same answers as those available to Staff. He continued by voicing, for the record, the congratulations of the Commissioners to the Executive Director, the Deputy Executive Director and the Controller, Mr. Kenneth C. Cavanaugh, for securing more TPP Funds for the San Francisco Housing Authority than any other Authority received in the Country. The Commissioner stated he had been contacted by members of the Board of Supervisors who commended the Executive Director's presentation before the Board regarding the TPP supplemental funding. In conclusion, Commissioner Walter stated he doubted all the jobs available in the TPP program could be filled by tenants, and in responding to the reaction of the visitors present, stated the TPP program is of such a complex nature involving millions of dollars that certain jobs will demand an extensive background in specific areas of expertise. If, the Commissioner continued, there are tenants qualified for such positions within the program, then he is "one hundred percent" behind selecting a tenant for a particular job.

Commissioner Wallace stated she would like the record to show that long before the Authority's involvement, she personally went to Mr. H. R. Crawford at the Boston Conference and returned to San Francisco and informed the Authority that it would be receiving TPP funding. The Commissioner further stated a group of tenants went to Washington for the purpose of following the promise of TPP funds, and that she wished the Executive Director could have stayed at the November 8th meeting which "would have been to his advantage". Commissioner Wallace stated she is "sick and tired" of someone designating certain jobs for tenants when those jobs are "sweeping floors" and similar positions, and that there is no reason the tenants could not receive the TPP jobs when the Authority has an unfinished R&D program which uses tenants for many of the jobs.

Commissioner Boswell stated the proposed program is a "working document" that the Commission has not yet made any basic decisions about who is going to be hired, the relocation program and how it will be accomplished, and that the tenants' positions on these matters are "very well taken".

Chairman Evankovich stated her personally made a commitment to Secretary of HUD, Ms. Carla Hills, regarding tenant employment under the TPP program and assured her that there would be maximum tenant participation. The Chairman referenced the strong support the labor movement in America has offered to the field of housing over the years, and reiterated his conviction that there are many qualified tenants in the TPP area who will qualify for many of the jobs available and further, that the Building Trades Council will live up to its agreement regarding support for tenant employment.

Ms. Evelyn Darnes, Vice President of PHTA, voiced her doubts that tenants would receive a large percentage of the jobs even though there are many qualified tenants living on the Hill, and further, she stated that "everyone knows who is going to get the jobs".

Acting Secretary stated on behalf of Staff that the job descriptions were structured according to the Housing Authority policy in effect since 1965 wherein each qualified applicant will be interviewed. There will be two tenants and two Housing Authority representatives on each interviewing panel to determine who will be selected for the positions, and who will be rated on an eligibility list. Commissioner Boswell directed that as a member of the Personnel Committee of the Commission he be fully appraised of the entire situation regarding hiring of personnel for the TPP program.

Ms. McCabe reiterated her earlier statements regarding the presence of many qualified applicants who are residents of the TPP projects and the senior citizen projects, all of whom are interested in and willing to work. Ms. McCabe then asked for a guarantee that all jobs available under the TPP program would be awarded to tenants. Commissioner Walter responded to Ms. McCabe's closing remark that he was "cutting the tenants short". The Commissioner stated the opposite is true, that it would be his wish that all jobs could be awarded to tenants and he agrees with Commissioners Wallace and Boswell who had indicated the Housing Authority should make every effort to award the jobs to qualified tenants.

Ms. Scher stated the Housing Authority policy had long been to give preference first to tenant applicants for jobs, and secondly, that every resident of every project in the Authority was given a notice of the jobs available. Ms. Scher continued by recalling the two separate sections of the TPP program, the software portion and the rehabilitation portion. The Coordinator stated the jobs about which the discussion was taking place are included in the small $1,155,000 software portion of the package. Other jobs will be available under the succeeding rehabilitation portion of the program. In conclusion, Ms. Scher stated the job situation has been explained to the tenants in the brochure entitled "TPP AND WHAT IT MEANS TO YOU", which brochure has been included in all tenant information packages, "from the beginning".

Commissioner Wallace closed the discussion by stating her opinion that if the policy of the Housing Authority is to give tenants first priority as job applicants, then all the available jobs under the TPP program should be made available to the tenants of the Hunters Point Area first, not just three classifications, as the program now stands.

FISCAL MATTERS:

Chairman Evarkovich stated that in reviewing records of the Authority, he has found several pending items regarding the operating budget and certain other fiscal matters which should be cleared up and directed that the Commission meet as a Personnel Committee of the Whole as soon as possible.

9. NEW BUSINESS:

None.

10. ADJOURNMENT:

The Commission agreed that in view of the many items connected with the Target Projects Program, it should meet twice in both months of November and December. The next Commission meeting will be held on Wednesday, November 26, 1975. The Chairman declared the meeting adjourned at 11:00 A.M.

_____
Chairman

ATTEST:

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Acting Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Adjourned Regular Meeting Held:
Wednesday, November 26, 1975

440 Turk Street
San Francisco, California

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M., on regular meeting date of Thursday, November 27, 1975, Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M., Wednesday, November 26, 1975.

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Wednesday, November 26, 1975.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT:
Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
(Entered Meeting at 10:08 A.M.)
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
(Entered Meeting at 10:08 A.M.)
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Mr. Joseph H. Koontz, Committee on Housing for the Handicapped
Mr. Donald Canter, San Francisco Examiner
Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Norma Farris, Alice Griffith
Ms. Christine Neal, Alice Griffith
Ms. Temy Lee, PHTA, Ping Yuen
Ms. Lucy Daniels, Westside Courts
Ms. Deborah Jackson, Westside Courts
Ms. Frances E. Williams, Harbor Slope
Ms. Dorothy Wells, Hunters Point A

Ms. Mandy Brown, Hunters Point
Ms. Lillian Robinson, Hunters Point A
Ms. Laura Aldridge, PHTA
Ms. Lena Tagaloa, PHTA
Ms. Lillie Ransom, PHTA
Mr. D. Kelley, PHTA
Mr. John W. Jones, PHTA
Ms. Angela Sanchez, Alemany
Mr. Robert Thomas, PHTA

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be amended to include a Travel Resolution under New Business. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Chairman entertained a motion that the Minutes of the Regular Meeting of November 13, 1975, as distributed, be approved. Commissioner Wallace pointed out a typing error as follows:

Page 5, Paragraph 4, Line 1:

"Chairman Evankovich stated her personally made..."

Page 5, Paragraph 4, Line 1 should read:

"Chairman Evankovich stated he personally made..."

Commissioner Boswell moved that the Minutes of the Regular Meeting of November 13, 1975, as corrected, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO'S PACIFIC SOUTHWEST REGIONAL COUNCIL'S ANNUAL COMMISSIONERS' DAY, SUNDAY, NOVEMBER 16, 1975:

Secretary stated Commissioners Evankovich, Ergina, Wallace and Helpman had attended the Session. Commissioner Wallace stated a number of commissioners from the Pacific Southwest Regional Council had attended the Sunday session, that Congressman Barry Goldwater, Jr. had addressed the group and seemed to be concentrating on the tax benefits to be derived from institution of the Section 8 program, rather than on the low and very-low income people who should be considered under the Program. The Commissioner continued by stating Mr. James Price, Area Director of HUD, seemed to be wavering in his stand regarding the fair market rents in that he, too, had been speaking to the middle-class, moderate-income population rather than the very poor. Commissioner Wallace concluded by stating she had attended both Sunday and Monday sessions, and that there still are a number of changes that should be made in the Section 8 program to make it work.

NAHRO'S PACIFIC SOUTHWEST REGIONAL COUNCIL'S ANNUAL WORKSHOPS, MONDAY, NOVEMBER 17, 1975:

Deputy Executive Director and President, Pacific Southwest Regional Council of NAHRO, Mr. Walter L. Scott, II, stated he felt the two-day session was most successful. The Deputy Executive Director also commented on Congressman Goldwater's presentation during which the Congressman had admonished NAHRO, suggesting that the "squeaky wheel gets the grease". As a result, the following Resolution was adopted at the Annual Workshop:

WHEREAS, the national housing goal is to provide a decent home in a suitable living environment for every American; and

WHEREAS, funds for developing new housing and rehabilitating existing housing for low and moderate income persons and families including the elderly and disabled fall woefully short of meeting the need; and

WHEREAS, since 1973 the Administration has failed to expend even funds allocated by Congress and has substantially reduced the amount of funding for community development programs and for housing; and

WHEREAS, the beginning of the economic recovery has not been accompanied by a significant lowering of long term interest rates or an increase in moderately priced housing; and

WHEREAS, the need for housing continues to become more critical each year and Congress and the Administration must take immediate steps to fulfill the commitment honestly made by our Government to the American people.

THEREFORE, BE IT UNANIMOUSLY RESOLVED by the members of the Pacific Southwest Regional Council of N.A.H.R.O. to hereby petition our duly elected representatives and national public officials with this bill of particulars and strongly urge and request that adequate resources and funding be made immediately available so that appropriate steps, including major efforts to substantially reduce interest costs for housing funds, may be taken to meet the National goal of a decent home in a suitable living environment for every American as quickly as is feasible; and

That this resolution be transmitted to every congressional delegate from the States of California, Arizona, Nevada and Hawaii, the Director of the Office of Management and Budget, the Secretary of HUD and the President of the United States."

Deputy Executive Director stated he was instructed to carry the above-referenced Resolution to the Board of Governors meeting in Chicago, Illinois.

Commissioners Walter and Ergina entered the Meeting at 10:08 A.M.

NAHRO'S BOARD OF GOVERNORS MEETING, NOVEMBER 21-22, 1975:

Deputy Executive Director stated the Board of Governors meeting was preceded by a meeting of the Regional, Chapter and State presidents of NAHRO at which President Shiver outlined his decentralization plan regarding added workshops at the Regional level to increase communications among NAHRO members.

At the Board of Governors meeting, the work program for 1976 was outlined. Generally, NAHRO should pursue four areas of endeavor, a program policy development, legislation, professional development and membership services. Deputy Executive Director expanded on each of these areas and concluded by stating the meeting had been most fruitful and much had been accomplished.

HUD NOTICE HM 75-42 (11/5/75): ADVANCE OF PERFORMANCE FUNDING SYSTEM OPERATING SUBSIDY FOR LHA FISCAL YEARS BEGINNING OCTOBER 1, 1975:

Because of the significance to the San Francisco Housing Authority, Secretary read into the record the following memorandum regarding the above-referenced HUD Notice.

"Included in your folder...is a copy of subject HUD Notice - HM 75-42 (LHA) dated 11/5/75 which is significant to the San Francisco Housing Authority since it applies only to LHA's with fiscal years starting October 1, 1975 and we are one of the LHA's with that fiscal year.

We were informally advised by the local HUD Area Office some time ago that they could not review or approve conventional projects operating budgets for any LHA with fiscal year starting October 1, 1975 since the HUD Central Office had advised field offices that the newly-implemented HUD Performance Funding System, which started with LHA's with fiscal years starting April 1, 1975, was being amended based on the experience of operations during the first six months of implementation. The local HUD Office, as a result of such advice from their Washington Office, advised us not to prepare and submit our conventional project budgets to them, until HUD Central determined and announced the new formula factors.

As a result of the above, we advised HUD (Assistant Secretary H. R. Crawford) that all LHA's with October 1, 1975 fiscal years, including San Francisco, would soon be insolvent since operating subsidies normally are not paid unless, and until, HUD approves the operating budgets. The subject HUD Notice advises of a new interim policy which provides operating subsidy advances to be made to all LHA's with October 1, 1975 fiscal years, based on the 1974 computation. The interim funding arrangement will continue until HUD Central in Washington, D. C. decides on the updated formula factors applicable to the new Performance Funding System.

As you will note in the HUD Notice, LHA's which have not submitted operating budgets for their fiscal year beginning October 1, 1975, should not submit them until they have received the updated factors required for determination of operating subsidy under the Performance Funding System.

In the meantime, we will continue to operate the conventional projects with operating subsidy advanced at the same level as approved for the last fiscal year."

Secretary recalled the Commission and Staff had begun objecting to the Performance-Oriented Funding System one-and-a-half years ago and that apparently HUD is finding it difficult to implement the new funding system and, thus, as voiced by Commissioner Boswell, "we are right where we are, we haven't gained anything and we haven't lost anything."

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

SECTION 8:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2010

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RESOLUTION TO ESTABLISH POLICIES OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO GOVERNING THE ESTABLISHMENT OF A WAITING LIST AND THE ISSUANCE OF CERTIFICATES OF FAMILY PARTICIPATION FOR THE SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM, EXISTING HOUSING

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RESOLUTION NO. 2010
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RESOLUTION TO ESTABLISH POLICIES OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO GOVERNING THE ESTABLISHMENT OF A WAITING LIST AND THE ISSUANCE OF CERTIFICATES OF FAMILY PARTICIPATION FOR THE SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM, EXISTING HOUSING
* *

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the provisions of this Resolution, together with the provisions of the Annual Contributions Contract, as amended, or as may hereafter be amended and the California Housing Authorities Law shall govern the administration of this Authority's Section 8 Housing Assistance Payments Program, Existing Housing, as it relates to the establishment of a waiting list for the issuance of Certificates of Family Participation for the Section 8 Housing Assistance Payments Program, Existing Housing.

SECTION I: RECEIPT OF APPLICATIONS AND ESTABLISHMENT OF A WAITING LIST

A. Public Notice to Lower-Income Families. This agency shall make known to the public through publication in a newspaper of general circulation as well as through minority media and other suitable means, the availability and nature of housing assistance for lower-income families and the notice shall inform such families of the location at which they may apply for Certificates of Family Participation. Publicity shall state that applicants on waiting lists for conventional low-rent units and the Section 23 Housing Assistance Payments Program must apply specifically for the Section 8 Housing Assistance Payments Program. The notice shall also specify that such applicants will not lose their place on the public housing and Section 23 waiting lists.

B. Receipt of Applications. Applications are to be accepted from all families apparently eligible for the issuance of a Certificate of Family Participation. This rule is to hold unless the number of families on the waiting list for Certificates is such that there is no reasonable prospect that additional applicants could be issued Certificates within the next year. In such a case, application-taking will be temporarily suspended. The suspension of application-taking will be publicly announced by publication of a notice in a newspaper of general circulation as well as through minority media and other suitable means. The announcement will specify the effective date of the suspension. Identical methods of announcement will be utilized prior to the resumption of application-taking.

C. Processing of Applications. The Application constitutes the basic record of each family applying for a Certificate of Family Participation. Each Application shall reflect the date and time received. To assure that the data upon which determinations of eligibility, priority and preference status, Gross Family Contribution and size of dwelling required are accurate and complete, the information submitted by each applicant will be verified. The application together with all other materials relating to the family's eligibility, priority and preference rating, etc. will be maintained in an active file for each eligible applicant.

D. Establishment of a Waiting List. Each eligible applicant family shall be placed on the Waiting List and the files (or appropriate types of control records) maintained in a manner so as to assure compliance with the selection policies set forth in Section II. In the event it is determined that Certificates cannot be issued to all eligible applicant families because of limited Annual Contributions Contract authorization, such families shall be notified of this fact and of the approximate date that a Certificate may be issued, insofar as such date can reasonably be determined.

E. Families Determined to be Ineligible. If an applicant family is determined to be ineligible on the basis of income, family composition or for any other reason, the applicant shall be notified promptly by letter of the determination and the reasons therefor. The applicant shall be informed in the letter of his right to an informal hearing, if requested within 15 days from the date of the letter, to make a reply or explanation as he may wish. If, after the hearing, the applicant is still determined to be ineligible, the applicant shall be notified in writing.

SECTION II: SELECTION OF FAMILIES FOR ISSUANCE OF CEPTIFICATES OF FAMILY PARTICIPATION

A. Governing Conditions. As among eligible applicant families of the size and composition appropriate to the dwelling units authorized in the Annual Contributions Contract, selection for the issuance of Certificates of Participation shall be made first from families who are residents of the City and County of San Francisco, in accordance with the priorities and preferences as set forth in Paragraphs B and C and secondly, from other families in the same order EXCEPT as provided in subparagraph 1, below. Selection shall be made without regard to race, color, creed, religion, sex or national origin.

1. An on-going record shall be maintained of the number of Certificates which are issued to "Lower-Income" and "Very Low-Income" eligible families. This record shall also indicate the number of families in each category for whom leases have been approved and occupancy has commenced. If at any time the number of leases approved for "Very Low-Income" Families is less than 30% of the total approved leases, Certificates shall be issued only to eligible "Very Low-Income" Families in accordance with the priorities and preferences set forth below. This process shall continue at least until 30% of the initially approved leases are for "Very Low-Income" Families, and resume when necessary to maintain at least this percentage until leases are approved for the total number of units authorized.

B. Order of Priority. Priority in the selection of families for the issuance of Certificates of Family Participation shall be granted according to the urgency of housing need in the following order:

1. Families who are actually without housing or about to be without housing, including those under a notice of displacement (by public action) and whose homes have been affected by a natural disaster.

2. Families who are residing in unsafe, unsanitary, or over-crowded dwellings.

3. Other eligible families.

C. Order of Preference. Within each group of applicants set forth above, preference is to be granted in the following order:

1. Families Displaced by Public Action

a. Families of disabled veterans whose disability has been determined by the Veterans Administration to be service-connected.

b. Families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service-connected.

c. Families of other veterans and servicemen.

d. Other families displaced by public action.

2. Non-Displaced Families.

a. Families of disabled veterans whose disability has been determined by the Veterans Administration to be service-connected.

b. Families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service-connected.

c. Families of other veterans and servicemen.

d. Other non-displaced families.

D. Time and Date Sequence of Applications. In the event of two or more eligible applicant families requiring the same unit size with identical priority and preference status , the date and time sequence of applications shall govern selection with the applicant who filed the earliest being issued a Certificate first (subject to the provisions contained in paragraph A.1 of this section).

SECTION III: HOLDERS OF CERTIFICATES OF FAMILY PARTICIPATION "FINDERS-KEEPERS" POLICY

A. Responsibility of Holders. Each holder of a Certificate of Family Participation shall be responsible for finding an Existing Housing unit suitable to the holder's needs and desires in any area within this Authority's jurisdiction. A holder of a Certificate may select the dwelling unit which the holder already occupies if the unit qualifies as Existing Housing.

B. Action by Housing Authority. This Authority will provide assistance in finding a unit for any family which alleges that discrimination is preventing it from locating a suitable unit. Assistance will also be provided in finding units for those families who, because of age, handicap, or other reasons, are unable to locate approvable units.

II. That this Resolution shall become effective immediately.

III. That this Resolution supercedes and rescinds Resolution No. 2005 passed by this Commission on October 23, 1975.

IV. That should any conflict arise between this Resolution and other Resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary stated the Commission had passed Resolution No. 2005 relating to the same subject at its Meeting of October 23, 1975. Subsequently, the Authority was notified by HUD, under letter of November 5, 1975, that certain changes in the Resolution were necessary prior to obtaining HUD approval of same, and that in order to participate in the Section 8 program, the Resolution as presented this date would warrant approval by the Commission.

In responding to Commissioner Wallace's question regarding the deletion of "Displaced Single Persons 18 Years and Older" as a category of eligible participants in the program from the original Resolution, Deputy Executive Director stated that particular item had been questioned some three months ago at a HUD training session. HUD has since mandated that "displaced single persons 18 years and older" qualifies as a "family" and would therefore be included in the category of "other displaced families" (Page 3, C. 1. d. of the Resolution now before the Commission).

Ms. Judy McCabe, President of PHTA, questioned the intent of Page 2, Section II, A. 1. of the current Resolution ("...If at any time the number of leases approved for 'Very Low-Income' Families is less than 30% of the total approved leases, Certificates shall be issued only to eligible 'Very Low-Income' Families in accordance with the priorities and preferences set forth below. This process shall continue at least until 30% of the initially approved leases are for 'Very Low-Income' families, and resume when necessary to maintain at least this percentage until leases are approved for the total number of units authorized...") in terms of its being a "guarantee" that at least 30% of the units will be filled by "very low-income" families. The response from the Secretary was affirmative.

Ms. McCabe questioned Page 1, Section I, A. regarding the public notice to Lower-Income Families. Deputy Executive Director stated the "public notice" will be available to everyone, not just "very-low income" people so that those who might not otherwise apply for housing under the Section 8 program will be so informed of their opportunity to do so.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan Byrnes
Mr. Stephen Walter
Rev. Hamilton Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

Chairman thereupon declared said motion carried.

TARGET PROJECTS PROGRAM:

Secretary stated a meeting was called to set up an Ad Hoc Advisory Board for the TPP Program and the meeting was held at the Authority on Friday, November 21, 1975. Commissioner Byrnes stated she had attended the meeting and was encouraged in that the make up of the Ad Hoc Advisory Council had been agreed upon, i.e., two tenants from each of the five projects in the TPP area, one representative each from the Bayview-Hunters Point Community Development Corporation, Neighborhood Legal Assistance, the Mayor's Office of Community Development, PHTA and the Redevelopment Agency, two commissioners of the Housing Authority and four Housing Authority Staff. The HUD representatives and the San Francisco Housing Authority Department Heads will act as resource people only. Commissioner Byrnes continued by referring to the door-to-door survey, the purpose of which will be to determine the needs of the tenants, and the interviewers themselves who will be tenants and Housing Authority Staff and who will be formally trained in classes which are slated to begin next week.

The Commissioner stated that the Brooke Amendment, which guarantees a 25%-of-income ceiling on public housing rents, had been explained to those tenants who felt that their rents would be increased as a result of the TPP rehabilitation program. Regarding the job situation, Commissioner Byrnes stated 58.3% of the applications received were from legal tenants, and of the 30 jobs available under this portion of the TPP program, 9 slots are specifically earmarked for Hunters Point Residents. Of the 10 Resident Assistant jobs available under the program, preference will be given to residents of Hunters Point.

Commissioner Byrnes continued by stating the "two-move" situation is still a matter of concern for the tenants. Those tenants who wish to move back into the area will be able to do so, but should tenants wish to return to their exact same apartment, the two moves which would be required would have to be funded by the TPP program, thereby decreasing funds available for other parts of the program. The Commissioner concluded by stating there is flexibility among the options available to the tenants regarding the moving situation, and that the meeting itself had been held to further determine the needs of the tenants, and finally, that she felt the meeting had been productive.

Secretary noted a letter expressing the concerns of PHTA regarding the TPP program had been received at the Authority and that Staff is preparing to respond to the letter. The Secretary continued by reiterating the purpose of the Ad Hoc Advisory Council in that the group's suggestions would enable the permanent Resident Advisory Council to be set up and that the entire program essentially depends upon the information received as a result of the door-to-door survey among the residents of the TPP area.

Commissioner Boswell moved to confirm the appointment of Commissioners Byrnes and Wallace to the Ad Hoc Advisory Council. Commissioner Ergina seconded. Unanimously carried.

Ms. Judy McCabe stated she did not want the Housing Authority to "hand pick" the Advisory Council and that this Ad Hoc Committee should not replace the Resident Advisory Council. Deputy Executive Director flatly stated that nowhere has there been an indication, either verbal or in writing, that the Housing Authority will "hand pick" the Advisory Council. TPP Coordinator, Ms. Lauren Scher, stated the group referred to, which made up the meeting Friday, November 21, is an interim committee only which was established to assist in closing the communication gap between the Housing Authority and the residents of the TPP area, a situation which had become evident at the November 8th mass meeting in Hunters Point. The Coordinator stated a representative from Legal Assistance had been asked to join the Ad Hoc Committee to insure that the needs of the tenants would be met. Ms. Scher continued by stating it was decided at the November 21st meeting that tenants would be hired to do the interviewing for the survey and that formal training of the interviewers by Civil Service College would begin next week. Ms. Scher concluded by stating the entire TPP program is a community-wide effort to meet individual needs.

Commissioner Boswell asked how the Redevelopment Agency had become part of the Interim Advisory Committee, just whose committee is it and who had made the decision as to whom would be represented on it. Secretary responded that the Redevelopment Agency and the Housing Authority are currently sharing various underground utility and sewage lines, that the Redevelopment Agency and the Housing Authority are seeking to develop the same area and must work closely together in certain areas, but that the Agency will have "no say" regarding the specific needs of Authority tenants. Deputy Executive Director reiterated the Ad Hoc Advisory Committee had been established to close the communication gap between the tenants and the Housing Authority. The Housing Authority had asked each of the tenant leaders to select two tenant representatives to serve on the interim Committee and that the input of HUD and the Redevelopment Agency, or any other Agency for that matter, was essential as a resource to assist the Housing Authority in getting the TPP program underway. The Deputy Executive Director again referenced the severe time constraints under which the Housing Authority is operating and stated that decisions will have to be made "as quickly as possible". Commissioner Boswell stated he

would welcome the cooperation of any individual or organization in order to make the program a success, but that "we know what our relationship with the Redevelopment Agency is."

Commissioner Wallace stated the Housing Authority and Redevelopment Agency are "outnumbering the tenants". The Deputy Executive Director reiterated the purpose of the Committee, i.e., to assist everyone involved prior to setting up the permanent Resident Advisory Council.

9. NEW BUSINESS:

HOUSING FOR THE HANDICAPPED:

Following Resolution introduced by Commissioner Walter.

RESOLUTION NO. 2011

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RESOLUTION STATING POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION TO DESIGNATE AND SPECIALLY DESIGN SPECIFIC UNITS FOR THE HANDICAPPED IN ALL NEW DEVELOPMENTS UNDERTAKEN BY THIS AUTHORITY

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RESOLUTION NO. 2011

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RESOLUTION STATING POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION TO DESIGNATE AND SPECIALLY DESIGN SPECIFIC UNITS FOR THE HANDICAPPED IN ALL NEW DEVELOPMENTS UNDERTAKEN BY THIS AUTHORITY

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WHEREAS, Public Law 93-383 entitled the "1974 Housing and Community Development Act" calls attention to the need for Housing Assistance for the lower-income physically handicapped and disabled; and

WHEREAS, said Act states that a Community Development Program assisted under this title may include "special projects directed to the removal of material and architectural barriers which restrict the mobility and accessibility of elderly and handicapped persons"; and

WHEREAS, a need still exists as indicated in the 1976 Housing Assistance Plan for low-income housing in San Francisco specially designed for persons who are handicapped, either physically or developmentally; and

WHEREAS, it is estimated that there are approximately 62,000 to 67,000 handicapped and disabled persons in San Francisco; and

WHEREAS, the City and County of San Francisco in its Housing Assistance Plan has pledged to actively encourage development of suitable types of housing for those who are physically handicapped or developmentally disabled and of low income; and

WHEREAS, Public Law 90-480, enacted August 12, 1968, requires that the design, construction, or alteration of residential structures which are financed in whole or in part by a grant or loan made by the United States (if they are subject to design standards) must conform to standards which will insure that physically handicapped persons will have ready access to, and use of, such buildings; and

WHEREAS, the San Francisco Housing Authority has designed all recently-constructed elderly developments in compliance with Public Law 90-480:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That it is the policy of this Authority that in all new housing to be planned and developed by the Housing Authority of the City and County of San Francisco, a portion of all new units will be designated and designed to provide the special amenities needed for adequate housing for the physically handicapped and/or the developmentally disabled. At the time of project development, the portion of each new project to be so designated will be based on available statistical data regarding the known ratio of the number of physically handicapped and/or developmentally disabled in the City and County of San Francisco with a need for specially designed decent and suitable living environments (and who are eligible within the income limits of the Housing Authority) to the total need for low-income public housing in the City and County of San Francisco.

Secretary stated Commissioner Walter had for some time been in favor of a Resolution setting forth the Authority's desire to participate in the special housing needs for physically and developmentally handicapped applicants. Other than the principal purpose of the policy statement as outlined in the Resolution itself, the Secretary continued by citing an additional advantage in approving such a Resolution. This advantage relates to the new HUD system of requiring competition between private developers and public housing agencies in connection with the development and ownership of all public housing newly constructed under the Section 8 Leased Housing Program. The Authority will have a distinct advantage in competition with private developers, if it can include with each proposal that is made to HUD, in response to HUD's invitation for proposals from public and private developers, a formal policy providing for a portion of all newly-constructed housing to meet the special needs of the physically and/or developmentally disabled persons.

In response to Commissioner Boswell's observation that the Resolution limited itself to new construction, Secretary stated the Housing Authority has complied with Public Law 90-480, enacted August 12, 1968, which Law requires that the design construction or alteration of residential structures which are financed in whole or in part by a grant or loan made by the United States (if they are subject to design standards) must conform to standards which will insure that physically handicapped persons will have ready access to and use of such buildings.

Commissioner Walter stated he is heartily in favor of the proposed Resolution for the reasons mentioned previously, and the Commissioner stated his conviction that the Housing Authority is currently and has been assisting its disabled tenants in any way possible. The Commissioner stated that as far as he knows, the San Francisco Housing Authority will be the first to issue a policy statement regarding housing of the disabled, should the Resolution pass, and that if so, the Authority will definitely have an advantage in getting approval from HUD for any further construction designed to house the disabled.

Mr. Joseph H. Koontz, Committee on Housing for the Handicapped, addressed the Commission, and prefaced his remarks by indicating the difficulty in obtaining statistics on handicapped persons. California State agencies estimate there are approximately two million disabled persons in California and according to the statistics cited in Senate Bill 49 (Senator Petris), 75% of those disabled persons are in the "low income" category. Statistics gathered by the Employment Development Office indicated there are some 75,000 disabled persons between the ages of 18 and 64 who are seeking employment in the Bay Area alone. Mr. Koontz cited the City's Community Development proposal which estimates there are between 61,000 and 67,000 disabled in San Francisco. Further, there are 34,562 disabled Social Security Income recipients in San Francisco, all of whom are unemployed and who receive a scant $259-$300 per month, depending upon the extent of disability.

Mr. Koontz recalled the content of Public Law 90-480 and referenced the Housing and Community Development Act of 1974 which reiterates the need and desire of public agencies to provide access to and the use of public housing for physically or developmentally disabled persons. Mr. Koontz concluded his presentation by commending the Commission in considering the Resolution before it and stated the San Francisco Housing Authority now has an opportunity to become the national leader in a housing policy for the handicapped.

Commissioner Walter voiced his full support of the Resolution and referred to a breakdown which Mr. Koontz had used in contributing to the total disabled figures, that of an estimated 13,000 "developmentally disabled". The Commissioner stated he felt the figure was highly conservative and suggested an estimation of 30,000 might be more correct.

A general discussion followed, wherein it was brought out there are just eight housing developments nationwide for the handicapped, none of which are federally funded, and that in sponsoring this Resolution, Commissioner Walter does not anticipate buildings should be exclusively for the handicapped. Secretary noted the San Francisco Housing Authority had contributed extensively to the writing of the City's Housing Assistance Plan and that the Authority had insisted on provisions which will accommodate the handicapped in public housing.

Commissioner Wallace voiced her support of the Resolution and stated the Resolution, after passage, should be forwarded to the City Board of Supervisors to supplement the Authority's application for 1976 Community Development funds.

Commissioner Walter moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan Byrnes
Mr. Stephen Walter
Rev. Hamilton Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

Chairman thereupon declared said motion carried.

COMMENDATION:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2012
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COMMENDATION

MR. FRED S. THREEFOOT
* * * * * * * * * * * *

RESOLUTION NO. 2012
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C O M M E N D A T I O N

MR. FRED S. THREEFOOT
* * * * * * * * * * * * *

WHEREAS, Mr. Fred S. Threefoot did enter the employ of the San Francisco Housing Authority on March 1, 1943; and

WHEREAS, Mr. Threefoot, during his tenure of 32 years 9 months did faithfully and diligently discharge his duties and responsibilities as Chief of Rentals for this Authority; and

WHEREAS, Mr. Threefoot has gained the respect of the Commission of this Authority, the Staff and his fellow employees for his loyalty, efficiency and dedicated service; and

WHEREAS, Mr. Threefoot has retired from this Authority.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO, meeting this 26th day of November 1975, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mr. Threefoot its deep appreciation for his many years of service, and its warmest wishes for a long, happy and healthy retirement.

Secretary stated Mr. Threefoot was not able to attend the meeting.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Walter seconded. Unanimously carried.

TRAVEL:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2013

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RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA TO ATTEND A NATIONAL TENANTS ORGANIZATION BOARD MEETING DECEMBER 5 - 7, 1975

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RESOLUTION NO. 2013

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RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA TO ATTEND A NATIONAL TENANTS ORGANIZATION BOARD MEETING, DECEMBER 5 - 7, 1975

* *

WHEREAS, the National Tenants Organization will hold its National Board Meeting in Las Vegas, Nevada on December 5-7, 1975; and

WHEREAS, Commissioner Cleo F. Wallace, as Chairperson of the Western Regional National Tenants Organization, is a member of the National Board of NTO: and

WHEREAS, this Authority deems that the attendance of Commissioner Wallace at the aforementioned meeting is essential to the conduct of its low-rent operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Cleo F. Wallace be authorized to travel to Las Vegas, Nevada to attend the aforementioned meeting.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina		
	Mrs. Cleo F. Wallace		
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

SAN FRANCISCO LUNG ASSOCIATION:

Commissioner Walter stated he would be attending a Board of Directors Meeting of the San Francisco Lung Association next week and inquired as to the outcome of the Authority's previous declaration of support for possible services of the Lung Association to public housing residents. Secretary stated he had met with officials of the group who had been pleased with the potential for such services. The officials will present a proposal to the Authority in the near future.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 11:10 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

DOCUMENTS

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Regular Meeting Held:
Thursday, December 11, 1975

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, December 11, 1975.

1. ROLL CALL:

Meeting called to order by Acting Chairman, Commissioner Wallace.

Roll Call found the following members to be:

PRESENT: Mrs. Joan Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

SEATING OF COMMISSIONER JOAN M. BYRNES:

Secretary stated the Authority had received from the Office of the Mayor Certified Copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and a Certificate by the Mayor that the Commissioner is not an officer or employee of the City and County of San Francisco, all relating to the re-appointment of Commissioner Joan M. Byrnes for a second term on this Commission.

Commissioner Boswell moved that the documents be accepted and filed. Commissioner Ergina seconded. Unanimously carried.

Commissioner Boswell moved that Commissioner Byrnes be seated as a member of this Authority forthwith. Commissioner Ergina seconded. Unanimously carried.

Secretary extended congratulations to Commissioner Byrnes on behalf of the Authority Staff and presented copies of the basic documents to her. Commissioner Byrnes received the congratulations and best wishes of her fellow Commissioners.

Vice Chairman Byrnes conducted the meeting to its conclusion.

3. APPROVAL OF AGENDA:

Commissioner Ergina moved the Agenda be the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Adjourned Regular Meeting of November 26, 1975, as distributed, be approved. Commissioner Boswell seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

BID RESULTS - GROUP FINANCING:

Secretary stated bids were received December 9, 1975 for the First Series, 1976, Group Financing for the amount of $42,672,000. The bids ranged from a low of 3.57% to a high of 3.86%.

The successful bidder was the Bank of America et al.

Bank of America et al bid was as follows:

$ 40,000,000	@	3.59%	Premium	$ 2,048
2,672,000	@	3.57%	Premium	137
$ 42,672,000				$ 2,185

Other bids were as follows:

	Amount	Interest	Premium
Security Pacific Nat'l Bank	$10,000,000	3.68 to 3.72	$ 82
Wells Fargo Bank	$42,672,000	3.60 to 3.86	$ 80
Salomon Brothers/Morgan Guaranty Trust Co.	$42,672,000	3.80	$2,471
United California Bank	$42,672,000	3.63 to 3.81	107
Bank of California, N. A.	$ 4,000,000	3.64 to 3.66	42
Lahman Commercial Paper Inc.	$ 2,000,000	3.65	1
First Nat'l Bank in Dallas	$20,000,000	3.69 to 3.77	-0-

Secretary noted the low bidder's offer with interest rates at 3.57% and 3.59% is lower than previous group financing results in both September and October of this year, and further, that if the Authority should go into Section 8 "development" it will have an advantage over private industry as our contracts will carry the full faith and credit of the United States Government.

NATIONAL TENANTS ORGANIZATION BOARD MEETING:

Commissioner Wallace attended the above referenced meeting in Las Vegas, Nevada, December 5-7, 1975. The Commissioner stated that Assistant Secretary of HUD, Mr. H. R. Crawford, has committed $100,000 to the National Tenants Organization, and stated that the money would be used to create a magazine which would concentrate on public attitudes toward public housing tenants. Commissioner Wallace concluded by stating that some nine cities on a nation-wide basis would be part of the editorial staff of the proposed magazine and that NAHRO staff in Washington had offered to assist in organizing the publication.

MODERNIZATION:

As a point of interest, Secretary referenced the November 24, 1975 NAHRO newsletter which had contained a statement regarding soon-to-be released modernization funds for the conventional public housing program. The $20 Million available in fiscal 1976 for modernization is expected to support about $15 Million worth of capital improvements (each dollar generates about ten times as much in capital improvements). HUD is proposing to allocate modernization funds to finance $40 million worth of capital modernization for LHAs participating in Round III of the Target Projects Program and slightly more than that - $45,450,000 - for supplemental funding of the TPP Rounds I and II authorities. Another $15 million would be used for the tenant management program, leaving $114,550,000 for regular modernization.

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT:

Secretary referenced the TPP material in the Commissioners' folders, which included a chronological listing of activities relating to the TPP program since the last Commission Meeting, a copy of the letter to all TPP-Area residents announcing the advent of the door-to-door survey, a fact sheet regarding the rehabilitation/modernization of the TPP Area, and the questionnaires (currently being used by the interviewers) regarding relocation, security and the tenant advisory council.

Commissioner Wallace stated she had attended the Ad Hoc Advisory Committee meeting on December 9, 1975 and offered the following observations. The Commissioner stated the meeting was well attended by both the Committee members and non-Committee members. A discussion had centered around the length of time the interviewers were spending in each apartment and the Commissioner indicated the time spent for each individual interview should be shortened. Evidently, the interviewers are being questioned by residents about day-to-day problems rather than only the TPP program. The Commissioner suggested that perhaps additional training in the form of counselling could be given to the interviewers to enhance their ability to deal with "other problems". In conclusion, Commissioner Wallace stated she wished she had moved out during the modernization process at Potrero and that the counselling she had referred to earlier could be used to impress upon the interviewers the need for fully explaining the inconveniences involved in staying in one's apartment during extensive modernization work.

Deputy Executive Director, Mr. Walter L. Scott, II, acknowledged Commissioner Wallace's comments and stated that Staff had already begun to work with the interviewers to help them shorten their interviews. Deputy Executive Director stated the Ad Hoc Advisory Committee at the December 9th meeting had set up a "Sub-Committee" to review the applications which had been deemed ineligible for TPP jobs. The Sub-Committee is made up of one representative from Legal Assistance, one representative from each of the five TPP area projects. one representative from PHTA and one Housing Authority Staff member. In conclusion, the Deputy Executive Director stated the next Ad Hoc Advisory Committee meeting would be held at 9:30 A.M. on December 30, 1975.

In response to Commissioner Byrnes' question regarding the amount of data now available as a result of the survey, Commissioner Wallace stated that the most effective way to analyze the data would be to wait until the entire survey is completed and then review the information at one time.

Commissioner Boswell questioned the rationale of advising that tenants move from their apartments during rehabilitation of those units. Secretary referenced the statement contained in the "Fact Sheet" which detailed the extensive work to be done to each unit, which, in turn, will involve the shut down of all utilities in each apartment in the rehabilitation process. The Commissioner further questioned the makeup of the Sub-Committee formed to review ineligible applications, in that it appeared that PHTA was "being given a minor role". Commissioner Wallace responded that although the listing of Sub-Committee members referred to "one representative of PHTA", each of the five representatives from the TPP projects are also representatives of PHTA and that the President of PHTA, Ms. Judy McCabe, had agreed the membership of the Sub-Committee should include a representative of Legal Assistance.

Commissioner Wallace continued by stating that the Sub-Committee was, at this time, planning to review only those applications which were submitted for the TPP jobs available to all qualified applicants, regardless of residency, and which had been deemed ineligible for "do not qualify" reasons.

POTRERO MODERNIZATION:

Commissioner Wallace invited her fellow commissioners to view a series of pictures which had been taken during the Potrero Modernization Program. The Commissioner stated the modernization program had produced a number of problems on a day-to-day basis and that these pictures should serve as a reminder to everyone connected with a modernization program.

AUTHORITY CONTRIBUTIONS TO UNION FRINGE BENEFIT FUNDS:

Commissioner Boswell asked the status of the Authority's determining if it had contributed to certain Union benefit funds now under investigation. Secretary responded that the Authority is waiting for a ruling of the San Francisco City Attorney regarding the matter, at which time it will be possible to determine if any Authority contributions to a given fund were made in error. Counsel Sullivan stated the City had been looking into the matter for some four months and that the process of doing so was "a tremendous task".

9. NEW BUSINESS:

SECTION 202 HOUSING PROJECT:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2014

* * * * * * * * * *

RESOLUTION STATING POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION TO ACCEPT THE REQUEST AND OFFER OF THE YERBA BUENA VILLAGE FOUNDATION TO HAVE THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO ASSUME THE MANAGEMENT AND OPERATIONS OF A NEWLY-CONSTRUCTED SECTION 202 HOUSING PROJECT FOR ELDERLY AND HANDICAPPED IF APPROVED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE CITY AND COUNTY OF SAN FRANCISCO

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RESOLUTION NO. 2014
* * * * * * * * * *

RESOLUTION STATING POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION TO ACCEPT THE REQUEST AND OFFER OF THE YERBA BUENA VILLAGE FOUNDATION TO HAVE THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO ASSUME THE MANAGEMENT AND OPERATIONS OF A NEWLY-CONSTRUCTED SECTION 202 HOUSING PROJECT FOR ELDERLY AND HANDICAPPED IF APPROVED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, the Yerba Buena Village Foundation, a non-profit corporation, proposes to construct an apartment project for at least one hundred low-income elderly and handicapped tenants in the City and County of San Francisco; and

WHEREAS, said Foundation is negotiating with the San Francisco Redevelopment Agency to acquire a site in the Yerba Buena Redevelopment area upon which to construct said project; and

WHEREAS, the Yerba Buena Village Foundation is submitting a proposal to the United States Department of Housing and Urban Development to obtain financing under Section 202 and rental assistance payments under Section 8 of the Housing and Community Development Act of 1974; and

WHEREAS, the trustees/directors of said Foundation are all respected members of the San Francisco Filipino-American community having special concerns and experience in dealing with the problems of elderly and handicapped; and

WHEREAS, the proposed project of the Foundation will be open to all eligible tenants without regard to race, creed or national origin, including but not limited to, tenants from the Filipino-American community in San Francisco, including present tenants of the condemned International Hotel on Kearney Street in San Francisco; and

WHEREAS, this Authority, along with the City and County of San Francisco, has in the past expressed concern for and investigated solutions to the serious housing and social problem presented by the International Hotel situation; and

WHEREAS, the Foundation has requested and offered the Authority the management of the proposed project once constructed; and

WHEREAS, the proposed project would provide decent housing in a suitable environment for eligible elderly and handicapped San Franciscans, and in particular, would provide assistance to the serious housing problem at the International Hotel; and

WHEREAS, the Authority is aware of the unique resources available to the Foundation through the San Francisco Filipino-American Council and its co-affiliates which are able, under the direction of the Foundation, to provide a broad spectrum of services and opportunities uniquely suited to meet the social, cultural and linguistic requirements of tenants drawn from the Filipino-American community; and

WHEREAS, this Authority deems it to be in the best interests of the entire city to accept management of the proposed project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That this Authority endorses the proposal of the Yerba Buena Village Foundation to construct decent housing in a suitable environment in San Francisco for elderly and handicapped persons of low income; and be it

2. Further Resolved, that this Authority encourages the Foundation to submit and prosecute its proposal to the U. S. Department of Housing and Urban Development for Section 202 financing and Section 8 rental assistance payments; and be it

3. Further Resolved, that this Authority urges the acceptance of said proposal by the U. S. Department of Housing and Urban Development; and be it

4. Further Resolved, that the Authority accepts and agrees to assume the management for the operation of the proposed project when completed upon the following terms and conditions:

A. That the project be located in the City and County of San Francisco in the Yerba Buena Redevelopment area or an area comparably suited for housing for the elderly and handicapped.

B. That said project be designed for no fewer than one hundred units.

C. That Section 8 rental assistance payments be available for the benefit of the tenants of the proposed project.

D. That the plans and specifications of the project must be approved by the Housing Authority.

E. That the economic feasibility of the project must be approved by HUD and the Housing Authority.

F. That the construction is completed to the satisfaction of HUD and the Housing Authority.

G. That a written contract be entered into between the Authority and the Foundation which will set forth, in specific detail, the terms and conditions of such management undertaking including, but not necessarily limited to, the duration of such agreement which in no event shall be less than twenty years, the staffing requirements, a provision for reserve to be funded by Foundation to cover potential operating deficits during the period of the said management agreement, the compensation to manager, the extent of services to be provided by Authority in its role as manager, a commitment on the part of the Foundation to provide, at no cost to the Authority, such special and unique services and facilities as are available to Foundation which are designed to be responsive specifically to the needs of elderly and handicapped.

BE IT FINALLY RESOLVED, that this Resolution shall become effective immediately.

Secretary presented to the Commission a letter signed by Commissioner Ergina, President, Yerba Buena Village Foundation. The letter set forth the Foundation's intention to submit to HUD its application for a Section 202 housing project to be newly constructed and designed for the elderly and handicapped.

The letter stated the units would be available to all eligible applicants on a non-discriminatory basis, but that it is anticipated that much of the initial tenancy would come from the Filipino-American Community, and primarily those Filipino-American tenants of the condemned International Hotel. The letter requested the Housing Authority manage the project. In conclusion, Secretary stated that the Foundation would forward the Resolution now pending before the Commission, if passed, as part of its application to HUD.

Commissioner Ergina stated the Foundation is composed primarily of Filipino-American leadership and that the Foundation hopes that it can take advantage of the new Section 202 program with the help of the Housing Authority for the benefit of all eligible applicants but primarily for those now residing in the condemned International Hotel.

Commissioner Boswell stated that while the Commission would like to be of help to all non-profit corporations, and particularly those providing housing in areas of greatest need, he would move to adopt the Resolution in principle, pending a clearer statement as to exactly what the Housing Authority's involvement would be in managing the proposed project. Secretary stated the many details involved would be worked out prior to actual implementation of the proposed project.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton T. Boswell		
	Mrs. Cleo Wallace	ABSTAIN:	Dr. Amancio Ergina
	Mr. Martin Helpman		
		EXCUSED:	Mr. George Evankovich
			Mr. Stephen Walter

Acting Chairman thereupon declared said motion carried.

CHRISTMAS ACTIVITIES:

Commissioner Boswell asked if the Authority had planned any Christmas activities for its tenants. Both Miss Effie Robinson, Director, Senior Citizens Social Services and Mr. Melville Spriggs, Chief of Family Tenant Services responded by citing the many activities which are planned for public housing residents. Each stated the Commissioners would receive a complete listing of all events relating to the Holiday Season.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:40 A.M.

_____
Acting Chairman

ATTEST:

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Adjourned Regular Meeting Held:
Tuesday, December 23, 1975

440 Turk Street
San Francisco, California

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M., on regular meeting date of Thursday, December 25, 1975, Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M., Tuesday, December 23, 1975.

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Tuesday, December 23, 1975.

1. ROLL CALL:

Meeting called to order by Acting Chairman Byrnes.

Roll Call found the following members to be:

PRESENT: Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Mr. Terry Lee, Ping Yuen, PHTA
Ms. Christine Neal, Alice Griffith
Ms. Louise Yee, Ping Yuen, PHTA
Mr. Don Canter, San Francisco Examiner

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Walter seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Meeting of December 11, 1975, as distributed, be amended to include a list of the visitors present. Commissioner Walter seconded. Unanimously carried.

Visitors in attendance at the December 11, 1975 meeting were as follows:

Mr. Marshall Kilduff, San Francisco Chronicle
Mr. Donald Canter, San Francisco Esaminer
Ms. Louise Yee, Ping Yuen Improvement Association
Mr. Terry Lee, PHTA, Ping Yuen
Ms. Lillie Ransom, PHTA

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2015
* * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10/1/75 TO 9/30/76 COVERING LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268
* *

RESOLUTION NO. 2015

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10-1-75 TO 9-30-76 COVERING LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for leasing operations under Contract SF-268 covering the fiscal operating period 10-1-75 to 9-30-76; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of Circular - HM 7475.12.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached herewith, is hereby approved for submission to the HUD Area Office, and be it further resolved:

That the Commission urgently requests the HUD Area Office to exert every possible effort to obtain and approve sufficient operating subsidies to support these budgets; and

That all proposed charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

Secretary referenced a report of the Finance Committee to the Commission recommending adoption of the Resolution regarding the subject Budget. Secretary continued by stating the proposed Budget is based on an increase of average operating expenses of eight percent per unit month over the past year's Budget, and operating income projected on average rents of June, 1975. The Authority's Operating Budget covering conventional units has not yet been submitted to HUD at HUD's request because of the Federal Department's difficulty in implementing the Performance Funding System.

Commissioner Boswell asked to hear from the Chairman of the Finance Committee. Commissioner Walter responded by recommending the approval of the Budget, so that the Authority may receive the first increment on our Section 23 subsidies for the Budget year.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT:

Secretary referenced a report to the Commission regarding the status of the TPP program. The report cited a continuation of the Interviewing/Door-to-door survey and follow-up for those not at home, a December 22, 1975 meeting of the Sub-Committee to review ineligible job applications and the next meeting of the Ad-Hoc Advisory Council to be held on December 30, 1975. Secretary noted Commissioners Wallace and Byrnes are members of the Ad-Hoc Advisory Committee.

9. NEW BUSINESS:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2016

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS MEETING OF THE REGIONAL CHAPTER AND STATE RELATIONS COMMITTEE ON FEBRUARY 4, 1976 AND THE BOARD OF GOVERNORS MEETING, FEBRUARY 5-6, 1976

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RESOLUTION NO. 2016
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS MEETING OF THE REGIONAL CHAPTER AND STATE RELATIONS COMMITTEE ON FEBRUARY 4, 1976 AND THE BOARD OF GOVERNORS MEETING, FEBRUARY 5-6, 1976
* *

WHEREAS, the National Association of Housing and Redevelopment Officials Regional Chapter and State Relations Committee will meet in Washington, D. C., on February 4, 1976; and

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a Board of Governors meeting in Washington, D. C., on February 5 and 6, 1976; and

WHEREAS, the Executive Director is a member of the Board of Governors of NAHRO; and

WHEREAS, the Deputy Executive Director is a member of both the Board of Governors and the Regional Chapter and State Relations Committee of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Executive Director and Deputy Executive Director at the aforementioned meetings in Washington, D. C., is essential to the conduct of its low-rent operations; and

WHEREAS, the expenses of the Deputy Executive Director are paid by the Pacific Southwest Regional Council of NAHRO:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director and the Deputy Executive Director be authorized to travel to Washington, D. C., to attend the aforementioned meetings.

II. That travel time, expenses and per diem for the Executive Director be allowed in accordance with the travel policies of this Authority.

III. That travel time, expenses and per diem for the Deputy Executive Director be paid by the Pacific Southwest Regional Council of NAHRO.

IV. That this authorization shall become effective immediately.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton T. Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace		
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

CHRISTMAS ACTIVITIES:

Commissioner Wallace commented on several Christmas parties for tenants which she had attended and thanked the Housing Authority and other agencies which had contributed to making all the Holiday events such a success.

Commissioner Boswell extended Holiday Greetings to all on behalf of the Commission.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:15 A.M.

_____
Acting Chairman

ATTEST:

_____
Secretary

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